FINAL

Geotechnical Investigation – Proposed Commercial Development

1400 and 1410 Youville Drive, Ottawa, Ontario

Prepared for:

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1.0 INTRODUCTION AND SCOPE

Pinchin Ltd. (Pinchin) was retained by Jim Keay Ford Lincoln Sales Ltd. (Client) to conduct a Geotechnical Investigation and provide subsequent geotechnical design recommendations for the proposed commercial development to be located at 1400 and 1410 Youville Drive, Ottawa, Ontario (Site). The Site location is shown on Figure 1.

Based on information provided by the Client, it is Pinchin's understanding that the development will consist of a single-storey slab-on-grade (i.e., no basement level) automotive service centre building. The proposed development will also include new Site services, and asphalt surfaced access roadways and parking areas.

Pinchin's geotechnical comments and recommendations are based on the results of the Geotechnical Investigation and our understanding of the project scope.

The purpose of the Geotechnical Investigation was to delineate the subsurface conditions and soil engineering characteristics by advancing a total of four (4) sampled boreholes (Boreholes BH1 to BH4), at the Site. The information gathered from the Geotechnical Investigation will allow Pinchin to provide geotechnical design recommendations for the proposed development.

Based on a desk top review and the results of the Geotechnical Investigation, the following geotechnical data and engineering design recommendations are provided herein:

- A detailed description of the soil and groundwater conditions;
- Site preparation recommendations;
- Open cut excavations;
- Anticipated groundwater management;
- Site service trench design;
- Foundation design recommendations including soil bearing resistances at Ultimate Limit States (ULS) and Serviceability Limit States (SLS) design;
- Potential total and differential settlements;
- Foundation frost protection and engineered fill specifications and installation;
- Seismic Site classification for seismic Site response;
- Concrete floor slab-on-grade support recommendations;
- Asphaltic concrete pavement structure design for parking areas and access roadways; and
- Potential construction concerns.

Abbreviations, terminology, and principal symbols commonly used throughout the report, borehole logs and appendices are enclosed in Appendix I.

2.0 SITE DESCRIPTION AND GEOLOGICAL SETTING

The Site is located on the west side of Youville Drive, approximately 200 m north of the intersection of Youville Drive and St Joseph Boulevard, in Ottawa, Ontario. The south portion of the Site (1400 Youville Drive) is currently developed with a single-storey car wash building, while the north portion of the Site (1410 Youville Drive) is currently undeveloped and consists of a gravel surfaced parking lot. The lands adjacent to the north, east and south sides of the Site are developed with one and two-storey commercial/light industrial buildings. The land adjacent to the west side of the Site are occupied by the White Sands Golf Course.

Data obtained from the Ontario Geological Survey Maps, as published by the Ontario Ministry of Natural Resources, indicates that the Site is located on a fine textured glaciomarine deposit consisting of massive to well laminated silt and clay with minor sand and gravel deposits (Ontario Geological Survey 2010. Surficial geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV). The underlying bedrock at this Site is of the Shadow Lake Formation consisting of limestone, dolostone, shale, arkose, and sandstone (Ontario Geological Survey 2011. 1:250 000 scale bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release---Data 126-Revision 1).

3.0 GEOTECHNICAL FIELD INVESTIGATION AND METHODOLOGY

Pinchin completed a field investigation at the Site on July 18, 2022, by advancing a total of four (4) sampled boreholes (Boreholes BH1 to BH4) throughout the Site. Each borehole was advanced to a sampled depth of approximately 8.2 meters below existing ground surface (mbgs). Below the sampled depth within Borehole BH1, a Dynamic Cone Penetration Test (DCPT) was advanced to a depth of approximately 21.3 mbgs to further assess the consistency of the subgrade soil with depth. The approximate spatial locations of the boreholes advanced at the Site are shown on Figure 2.

The boreholes were advanced with the use of a truck mounted CME 55 drill rig which was equipped with standard soil sampling equipment. Soil samples were collected at 0.76 and 1.52 m intervals using a 51 mm outside diameter (OD) split spoon barrel in conjunction with Standard Penetration Tests (SPT) “N” values (ASTM D1586). The SPT “N” values were used to assess the compactness condition of the non-cohesive soil, and to estimate the consistency of the cohesive soil. Approximate shear strengths of the cohesive soil were measured using the field vane shear test (ASTM D2573), as well as with a handheld pocket penetrometer. The shear strengths measured are plotted on the appended borehole logs.

Groundwater observations and measurements were obtained from the open boreholes during and upon completion of drilling. The groundwater observations and measurements recorded are included on the appended borehole logs.

The borehole locations were located at the Site by Pinchin personnel. The approximate ground surface elevation at each borehole location was referenced to the nearest survey point from the following topographic survey which was provided by the Client:

- “Plan of Survey of Part of Block WW, Registered Plan 4M-152, City of Ottawa”, prepared by Stantec Geomatics Ltd., Project No. 161614550-111, dated March 29, 2022.

The ground surface elevation at each borehole location was referenced to the following geodetic benchmark as shown on Figure 2:

- BM: Top nut of fire hydrant on the east side of Youville Drive, at the approximate location shown on Figure 2; and
- Elevation: 59.91 m (geodetic elevation)

The field investigation was monitored by experienced Pinchin personnel. Pinchin logged the drilling operations and identified the soil samples as they were retrieved. The recovered soil samples were sealed into plastic bags and carefully transported to an independent and accredited materials testing laboratory for detailed analysis and testing. All soil samples were classified according to visual and index properties by the project engineer.

The field logging of the soil and groundwater conditions was performed to collect geotechnical engineering design information. The borehole logs include textural descriptions of the subsoil in accordance with a modified Unified Soil Classification System (USCS) and indicate the soil boundaries inferred from non-continuous sampling and observations made during the borehole advancement. These boundaries reflect approximate transition zones for the purpose of geotechnical design and should not be interpreted as exact planes of geological change. The modified USCS classification is explained in further detail in Appendix I. Details of the soil and groundwater conditions encountered within the boreholes are included on the Borehole Logs within Appendix II.

Select soil samples collected from the boreholes were submitted to a material testing laboratory to determine the grain size distribution and Atterberg Limits of the soil. A copy of the laboratory analytical reports is included in Appendix III. In addition, the collected samples were compared against previous geotechnical information from the area, for consistency and calibration of results.

4.0 SUBSURFACE CONDITIONS

4.1 Borehole Soil Stratigraphy

In general, the soil stratigraphy at the Site comprises either surficial granular fill or surficial asphalt overlying granular fill, natural sandy silt, clayey silt, and silt and clay to the maximum borehole termination depth of approximately 8.2 mbgs. The appended borehole logs provide detailed soil descriptions and stratigraphies, results of SPT, field vane shear, and pocket penetrometer testing, and groundwater measurements.

The surficial asphalt was encountered in Boreholes BH3 and BH4 and was measured to be approximately 75 mm thick.

The granular fill was encountered at the surface in Boreholes BH1 and BH2 and underlying the surficial asphalt in Boreholes BH3 and BH4. The granular fill was observed to be approximately 0.6 m thick and typically comprised sand and gravel, containing trace silt that was brown and damp at the time of sampling. The non-cohesive material had a loose to dense relative density based SPT 'N' values of 8 to 32 blows per 300 mm penetration of a split spoon sampler.

A sandy silt material was encountered below the granular fill within all boreholes and extended to depths ranging between approximately 2.3 and 3.0 mbgs. The sandy silt typically contained some clay and trace gravel. The non-cohesive sandy silt had a very loose to compact relative density based on SPT 'N' values of between 1 and 13 blows per 300 mm penetration of a split spoon sampler. The results of one particle size distribution analysis completed on a sample of the sandy silt deposit indicates that the sample contains 2% gravel, 32% sand, 54% silt, and 12% clay sized particles.

Clayey silt transitioning to silt and clay was encountered underlying the sandy silt in all boreholes and extended to the borehole termination depth of approximately 8.2 mbgs. The material was noted to typically contain trace sand and was brown to grey in colour. The material had a very soft to soft consistency based on shear strengths measured with a shear vane and handheld pocket penetrometer of between 12.5 and 70 kPa and based on SPT 'N' values of between 0 and 3 blows per 300 mm penetration of a split spoon sampler. It is noted that a layer of very stiff material was encountered between approximately 3.0 and 4.3 mbgs within Boreholes BH3 and BH4 which is likely due to a silt seam located within the material. The remoulded shear strength of the soil ranged from 6 to 48 kPa, resulting in a sensitivity of 1.3 to 6.5. The results of two particle size distribution analyses performed samples of the material indicate that the samples contain 4 to 8% sand, 52 to 73% silt and 23 to 40% clay sized particles. Atterberg Limit testing indicates the material located above approximately 3.0 mbgs has a liquid limit of 26% and plastic limit of 15% and a plasticity index of 11%. The material located below approximately 3.0 mbgs has a liquid limit of 77%, a plastic limit of 37%, and a plasticity index of 40%. The moisture content of the samples tested ranged between 32.5 and 70.5%, indicating the material tested was wetter than the plastic limit (WTPL) at the time of sampling.

4.2 Groundwater Conditions

Groundwater observations and measurements were obtained in the open boreholes at the completion of drilling and are summarized on the appended borehole logs. At the completion of drilling, groundwater levels were measured to range between approximately 6.1 and 7.6 mbgs in the open boreholes. Seasonal variations in the water table should be expected, with higher levels occurring during wet weather conditions in the spring and fall and lower levels occurring during dry weather conditions.

5.0 GEOTECHNICAL DESIGN RECOMMENDATIONS

5.1 General Information

The recommendations presented in the following sections of this report are based on the information available regarding the proposed construction, the results obtained from the geotechnical investigation, and Pinchin's experience with similar projects. Since the investigation only represents a portion of the subsurface conditions, it is possible that conditions may be encountered during construction that are substantially different than those encountered during the investigation. If these situations are encountered, adjustments to the design may be necessary. A qualified geotechnical engineer should be on-Site during the foundation preparation to ensure the subsurface conditions are the same/similar to what was observed during the investigation.

It is Pinchin's understanding that the development will consist of a single-storey slab-on-grade (i.e. no basement level) automotive service centre building. The proposed development will also include new Site services, and asphalt surfaced access roadways and parking areas.

5.2 Site Preparation

Prior to Site preparation activities commencing, the existing building structures will need to be demolished and removed from the Site, including all existing foundations and service pipes.

Preparation of the Site for the proposed development will consist of removing all the asphalt and existing concrete curbs and sidewalks, as well as the surficial organics in the median between 1400 Youville Drive and 1410 Youville Drive. In addition to the requirements listed above, the existing onsite granular fill material encountered within the boreholes is not considered suitable to remain below the proposed building and will need to be removed; however, the existing granular fill material may be used as foundation backfill material. Additionally, due to the potential settlement of the clayey soils at the Site, grade raises are not recommended. Should grade raises be proposed for the development, they should be reviewed by Pinchin to determine whether the raises will result in excess settlement of the Site.

Pinchin recommends that any engineered fill required at the Site be compacted in accordance with the criteria stated in the following table:

Type of Engineered Fill	Maximum Loose Lift Thickness (mm)	Compaction Requirements	Moisture Content (Percent of Optimum)
Structural fill to support foundations and floor slabs	200	100% SPMDD	Plus 2 to minus 4
Subgrade fill beneath parking lots and access roadways	300	98% SPMDD	Plus 2 to minus 4

Prior to placing any fill material at the Site, the subgrade should be inspected by a qualified geotechnical engineer and loosened/soft pockets should be sub excavated and replaced with engineered fill.

It is recommended that any fill required below the proposed building comprise imported Ontario Provincial Standard Specification (OPSS) 1010 Granular 'B' Type I or II material. If the work is carried out during very dry weather, water may have to be added to the material to improve compaction.

A qualified geotechnical engineering technician should be on site to observe fill placement operations and perform field density tests at random locations throughout each lift, to indicate the specified compaction is being achieved.

5.3 Open Cut Excavations

It is anticipated that the foundations will be constructed at conventional frost depths, approximately 1.8 metres below finished floor elevation, while excavations for new Site services will extend upwards of 3.0 mbgs.

Based on the subsurface information obtained from within the boreholes, it is anticipated that the excavated material will predominately consist of granular fill and sandy silt material. Groundwater was encountered in all boreholes at depths ranging from 6.1 to 7.6 mbgs and is not expected to be encountered during excavations for the proposed development.

Where workers must enter trench excavations deeper than 1.2 m, the trench excavations should be suitably sloped and/or braced in accordance with the Occupational Health and Safety Act (OHSA), Ontario Regulation 213/91, Construction Projects, July 1, 2011, Part III - Excavations, Section 226. Alternatively, the excavation walls may be supported by either closed shoring, bracing, or trench boxes complying with sections 235 to 239 and 241 under O. Reg. 231/91, s. 234(1). The use of trench boxes can most likely be used for temporary support of vertical side walls. The appropriate trench should be designed/confirmed for use in this soil deposit.

Based on the OHSA, the subgrade soils would be classified as Type 3 soil and temporary excavations in these soils must be sloped at an inclination of 1 horizontal to 1 vertical (H to V) from the base of the excavation.

In addition to compliance with the OHSA, the excavation procedures must also comply to any potential other regulatory authorities, such as federal and municipal safety standards.

Alternatively, the excavation walls may be supported by either closed shoring, or bracing, complying with sections 235 to 239 and 241 under O. Reg. 231/91, s. 234(1). Pinchin would be pleased to provide further recommendations on shoring design once the building plans have been completed.

5.4 Anticipated Groundwater Management

As previously mentioned, groundwater was measured in the completed open boreholes at depths ranging from approximately 6.1 to 7.6 mbgs and is not expected to be encountered during excavations for the building foundations.

Seasonal variations in the water table should be expected, with higher levels occurring during wet weather conditions in the spring and fall and lower levels occurring during dry weather conditions. If construction commences during wet periods (typically spring or fall), there is a greater potential that the groundwater elevation could be higher and/or perched groundwater may be present. Any potential precipitation of perched groundwater should be able to be controlled from pumping from filtered sumps.

Prior to commencing excavations, it is critical that all existing surface water and potential surface water is controlled and diverted away from the Site to prevent infiltration and subgrade softening. At no time should excavations be left open for a period of time that will expose them to precipitation and cause subgrade softening.

All collected water is to discharge a sufficient distance away from the excavation to prevent re-entry. Sediment control measures, such as a silt fence should be installed at the discharge point of the dewatering system. The utmost care should be taken to avoid any potential impacts on the environment

It is the responsibility of the contractor to propose a suitable dewatering system based on the groundwater elevation at the time of construction. The method used should not adversely impact any nearby structures. Excavations to conventional design depths for the building foundations are not expected to require a Permit to Take Water or a submission to the Environmental Activity and Sector Registry (EASR). It is the responsibility of the contractor to make this application if required.

5.5 Site Services

5.5.1 Pipe Bedding and Cover Materials for Flexible and Rigid Pipes

The subgrade soil conditions beneath the Site services will comprise natural sandy silt or clayey silt soil. No support problems are anticipated for flexible or rigid pipes founded on the sandy silt or clayey silt soil; however, the material is sensitive to disturbance beginning at approximately 2.3 mbgs, and over excavation and replacement with granular material may be required to support the pipes. Alternatively, the service pipes could be situated at a shallower depth and protected from freezing with insulation.

Service pipes require an adequate base to ensure proper pipe connection and positive flow is maintained post construction. As such, pipe bedding should be placed to be of uniform thickness and compactness. The pipe bedding and cover material should conform to OPSD 802.010 and 802.013 specifications for flexible pipes and to OPSD 802.031 to 802.033 with Class “B” bedding for rigid pipes.

The pipe bedding material should consist of a minimum thickness of 150 mm Granular “A” (OPSS 1010) below the pipe and extend up the sides to the spring line. However, the bedding thickness may have to be increased depending on the pipe diameter or if wet or weak subgrade conditions are encountered.

The pipe cover material from the spring line should consist of a Granular “B” Type I (OPSS 1010) and should extend to a minimum of 300 mm above the top of the pipe. All granular fill material is to be placed in maximum 200 mm thick loose lifts compacted to a minimum of 98% SPMDD.

The bedding material, pipe and cover material should be installed as soon as practically possible after the excavation subgrade is exposed. The longer the excavated subgrade soil remains open to weather conditions and groundwater seepage, the greater the chance for construction problems to occur.

Where it is difficult to stabilize the subgrade due to groundwater or the material is higher than the optimum moisture content, a Granular “B” Type II material may be required. Alternatively, if constant groundwater infiltration becomes an issue, then an approximate 150 mm granular pad consisting of 19 mm clear stone gravel (OPSS 1004) wrapped in a non-woven geotextile (Terrafix 270R or equivalent) should be considered to maintain the integrity of the natural subgrade soils. The clear stone should contain a minimum of 50% crushed particles. Water collected within the stone should be controlled through sumps and filtered pumps.

5.5.2 Trench Backfill

The trench backfill should be compacted in maximum 300 mm thick lifts to 98% SPMDD within 4% of the optimum moisture content. Based on the results of the in-situ moisture content tests carried out on the native overburden deposits, it may be difficult to achieve the specified density on all of the trench backfill.

Nevertheless, it is recommended that the natural soils be used as backfill in the trenches to prevent problems with differential frost heaving of imported subgrade material.

If necessary, compensation for wet trench backfill conditions can be made with additional Granular 'B' in the pavement structure. It should be noted, however, that the wet backfill material must be compacted to at least 90% SPMDD or post-construction settlements could occur.

The clayey silt soil will have a blocky/lumpy texture. If the large interclump voids are not closed completely by thorough compaction, then long-term softening/settlement will occur. The trench backfill should be placed in thin lifts (less than 300 mm) and compacted with a sheepsfoot roller. Particular attention must be made to backfilling service connections where the trenches are narrow.

All stockpiled material should be protected from deleterious materials, additional moisture and be kept from freezing.

Quality control will be the utmost importance when selecting the material. The selection of the material should be done as early in the contract as possible to allow sufficient time for gradation and proctor testing on representative samples to ensure it meets the projects specifications.

Where the natural soil will be exposed, adequate compaction may prove difficult if the material becomes wet (i.e., above the optimum moisture content). Depending on the moisture content of the natural materials at the time of construction, they may either require moisture to be added or stockpiled and left to dry to achieve moisture content within plus 2% to minus 4% of optimum. The natural soil at this site is subject to moisture content increase during wet weather. As such, stockpiles should be protected to help minimize moisture absorption during wet weather.

Alternatively, an imported drier material of similar gradation as the soil (i.e., clayey silt/silty clay) may be mixed to decrease the overall moisture content and bring it to within plus 2% to minus 4% of optimum. Depending on weather conditions at the time of construction, an imported material may be required regardless to achieve adequate compaction. If the imported material is not the same/similar to the soil observed on the side walls of the excavation, then a horizontal transition between the materials should be sloped as per frost heave taper OPSD 205.60. Any natural material is to be placed in maximum 300 mm thick lifts compacted to 95% SPMDD within plus 2% to minus 4% optimum moisture content. Imported material should consist of a Granular "A", Granular "B" Type I, or Select Subgrade Material (OPSS 1010). Heavy construction equipment and truck traffic should not cross any pipe until at least 1 m of compacted soil is placed above the top of the pipe.

Post compaction settlement of finer grained soil can be expected, even when placed to compaction specifications. As such, fill materials should be installed as far in advance as possible before finishing the roadway in order to mitigate post compaction settlements.

5.6 Foundation Design

5.6.1 Discussion

It is typical construction practice to provide foundation frost protection with soil cover. For the Ottawa area, foundations should be provided with a minimum of 1.8 m of soil cover frost protection above the underside of the foundation for heated buildings.

The results of the field investigation indicate that the natural clayey silt/silt and clay at this Site becomes weaker with depth and is assumed to extend down to a minimum depth of approximately 21.3 mbgs, where the DCPT test was terminated. Based on the subsurface soil conditions encountered within the boreholes advanced at the Site, Pinchin has reviewed several different foundation options and has provided the following options herein:

- Support the building on conventional shallow strip and spread footings established on the undisturbed natural sandy silt encountered approximately 1.8 mbgs;
- Densifying the soil at the Site using techniques similar to Rammed Aggregate Piers ® (RAP), and supporting the building (conventional shallow foundations) and floor slabs on the RAP system; or
- Support the building on deep foundations consisting of helical piles (screw piles) founded within the natural clayey silt/silt and clay material.

5.6.2 Shallow Foundations Bearing on Sandy Silt

Conventional shallow strip footings established on the sandy silt encountered approximately 1.8 mbgs, may be designed using a bearing resistance for 25 mm of settlement at Serviceability Limit States (SLS) of 100 kPa, and a factored geotechnical bearing resistance of 120 kPa at Ultimate Limit States (ULS). It is noted that the above bearing resistance are limited to **maximum** 1.2 m wide strip footings and 1.5 X 1.5 m spread footings.

It is noted that there is a potential for weaker subgrade soil to be encountered between the investigation locations. Pinchin presumes that any areas of weaker subgrade soil will consist of small pockets of soft/loose natural soil which can be compacted to match the density of the remainder of the Site. As such, the material must be compacted to a minimum of 100% Standard Proctor Maximum Dry Density (SPMDD) prior to installing the concrete formwork. Any soft/loose areas which are not able to achieve the recommended 100% SPMDD are to be removed and replaced with a low strength concrete.

Pinchin notes that a qualified geotechnical engineering consultant should be on-Site during the proof roll and foundation preparation activities to verify the recommended level of compaction is achieved and to verify the design assumptions and recommendations. This is especially critical with respect to the recommended soil bearing pressures. If variations occur in the soil conditions between the borehole locations, site verification and site review by Pinchin is recommended to provide appropriate recommendations at that time.

The natural subgrade soil is sensitive to change in moisture content and can become loose/soft if subjected to additional water or precipitation. As well, it could be easily disturbed if travelled on during construction. Once it becomes disturbed it is no longer considered adequate to support the recommended design bearing pressures. It is recommended that a working slab of lean concrete (mud slab) be placed in the footing areas immediately after excavation and inspection to protect the founding soils during placement of formwork and reinforcing steel.

In addition, to ensure and protect the integrity of the subgrade soil during construction operations, the following is recommended:

- Prior to commencing excavations, it is critical that all existing surface water, potential surface water and perched groundwater are controlled and diverted away from the work Site to prevent infiltration and subgrade softening. At no time should excavations be left open for a period of time that will expose them to inclement weather conditions and cause subgrade softening;
- The subgrade should be sloped to a sump outside the excavation to promote surface drainage and the collected water pumped out of the excavation. Any potential precipitation or seepage entering the excavations should be pumped away immediately (not allowed to pond);
- The footing areas should be cleaned of all deleterious materials such as topsoil, organics, fill, disturbed, or caved materials;
- Any potential large cobbles or boulders (i.e. greater than 200 mm in diameter) within the subgrade material are to be removed and replaced with a similar soil type not containing particles greater than 200 mm in diameter. It is critical that particles greater than 200 mm in diameter are not in contact with the foundation to prevent point loading and overstressing; and
- If the excavated subgrade soil remains open to weather conditions and groundwater seepage, sidewall stability and suitability of the subgrade soil will need to be verified prior to construction.

If construction proceeds during freezing weather conditions, adequate temporary frost protection for the footing bases and concrete must be provided and maintained above freezing at all times.

5.6.2.1 Foundation Transition Zones

Excessive differential settlements can occur where the subgrade support material types differ below the underside of continuous strip footings, (i.e., sandy silt to engineered fill). As such, where strip footings transition from one material to another the transition between the materials should be suitably sloped or benched to mitigate differential settlements.

Pinchin also recommends the following transition precautions to mitigate/accommodate potential differential settlements:

- For strip footings, the transition zones should be adequately reinforced with additional reinforced steel lap lengths or widened footings;
- Steel reinforced poured concrete foundation walls; and
- Control joints throughout the transition zone(s).

The above recommendations should be reviewed by the structural engineer and incorporated into the design as necessary.

Where strip footings are founded at different elevations, the subgrade soil is to have a maximum slope of 2 H to 1 V, with the concrete footing having a maximum rise of 600 mm and a minimum run of 600 mm between each step, as detailed in the 2012 Ontario Building Code (OBC). The lower footing should be installed first to mitigate the risk of undermining the upper footing.

Individual spread footings are to be spaced a minimum distance of one and a half times the largest footing width apart from each other to avoid stress bulb interaction between footings. This assumes the footings are at the same elevation.

5.6.2.2 Estimated Settlement

All individual spread footings should be founded on uniform subgrade soils, reviewed, and approved by a licensed geotechnical engineer.

Foundations installed in accordance with the recommendations outlined in the preceding sections are not expected to exceed total settlements of 25 mm and differential settlements of 19 mm.

All foundations are to be designed and constructed to the minimum widths as detailed in the latest edition of the OBC.

5.6.3 Rammed Aggregate Piers

Rammed Aggregate Pier ® (RAP) soil reinforcing elements using the Geopier ® installation methodology is installed by drilling 0.76 m diameter cavity and ramming thin lifts of well graded aggregate within the cavity to form very stiff, high-density aggregate piers. The drilled holes typically extend from 3.0 to 7.5 m below grade and 2.1 to 6.1 m below footing bottoms. The first lift of aggregate forms a bulb below the bottoms of the piers, thereby pre-stressing and pre-straining the soils to a depth equal to at least one pier diameter below the base of the drill cavity. Subsequent lifts are typically about 300 mm in thickness. Ramming takes place with a high-energy bevelled tamper that both densifies the aggregate and forces the aggregate laterally into the sidewalls of the drill cavity. This action increases the lateral stress in surrounding soil; thereby further stiffening the stabilized composite soil mass.

The result of the Geopier RAP installation is a significant strengthening and stiffening of subsurface soils that then support high bearing capacity footings.

Rammed aggregate piers are a proprietary design and will require input from specialized contractors and engineers. The installation of the rammed aggregate piers should be monitored on a full-time basis by a qualified geotechnical consultant.

5.6.4 Helical Piles (Screw Piles) Founded in Natural Clayey Silt / Silt and Clay

As an alternative to a RAP system, deep foundations consisting of helical piles (screw piles) founded within the natural clayey silt/silt and clay may be utilized to support the proposed building. Helical piles provide the least amount of disturbance as they are driven into the underlying soil utilizing a helix to advance through the soil matrix. The supporting grade beam system for the structure would bear upon the helical piles.

The number and size of helical piles are determined based on the building loads and configuration. Since helical piles are a proprietary system, it is recommended that the piles be designed by an experienced design build contractor in conjunction with the soil characteristics provided by Pinchin. The following table summarizes the various soil types and strength characteristics to be used for the pile design:

Soil Type	Bulk Unit Weight (kN/m^3)	Friction Angle (°)	Estimated Undrained Shear Strength (kPa)
Clayey Silt	18.0	26	40 - 60
Sit and Clay	19.0	24	15 - 35

To provide frost protection, we would also recommend that the helical piles be lined with a plastic sleeve or be epoxy coated galvanized steel to protect against corrosion.

5.7 Site Classification for Seismic Site Response & Soil Behaviour

The following information has been provided to assist the building designer from a geotechnical perspective only. These geotechnical seismic design parameters should be reviewed in detail by the structural engineer and be incorporated into the design as required.

The seismic site classification has been based on the 2012 OBC. The parameters for determination of Site Classification for Seismic Site Response are set out in Table 4.1.8.4.A of the OBC. The site classification is based on the average shear wave velocity in the top 30 m of the site stratigraphy. If the average shear wave velocity is not known, the site class can be estimated from energy corrected Standard Penetration Resistance (N60) and/or the average undrained shear strength of the soil in the top 30 m.

The boreholes advanced at this Site extended to a maximum depth of approximately 21.3 mbgs and were terminated in the natural silt and clay soil. SPT "N" and DCPT values within the soil deposit ranged between 0 and 13 blows per 300 mm. As such, based on Table 4.1.8.4.A of the OBC, this Site has been classified as Class E. A Site Class E has an average shear wave velocity (Vs) of less than 180 m/s.

5.8 Building Drainage

To assist in maintaining the building dry from surface water seepage, it is recommended that exterior grades around the buildings be sloped away at a 2% gradient or more, for a distance of at least 2.0 m. Roof drains should discharge a minimum of 1.5 m away from the structure to a drainage swale or appropriate storm drainage system.

Pinchin recommends installing perimeter foundation drains in order to prevent water from accumulating within the foundation backfill material. The foundation drains should consist of a minimum 150 mm diameter fabric wrapped perforated drainage tile surrounded by 19 mm diameter clear stone (OPSS 1004) with a minimum cover of 150 mm on top and sides and 50 mm below the drainage tile. Since the natural soil contains a significant amount of silt sized particles, the clear stone gravel should be wrapped in a non-woven geotextile (Terrafix 270R or equivalent). The water collected from the weeping tile should be directed away from the building to appropriate drainage areas; either through gravity flow or interior sump pump systems.

5.9 Shallow Foundations Frost Protection & Foundation Backfill

In the Ottawa, Ontario area, exterior perimeter foundations for heated buildings require a minimum of 1.8 m of soil cover above the underside of the footing to provide soil cover for frost protection.

Where the foundations for heated buildings do not have the minimum 1.8 m of soil cover frost protection, they should be protected from frost with a combination of soil cover and rigid polystyrene insulation, such as Dow Styrofoam or equivalent product. If required, Pinchin can provide appropriate foundation frost protection recommendations as part of the design review.

To minimize potential frost movements from soil frost adhesion, the perimeter foundation backfill should consist of a free draining granular material, such as a Granular ‘B’ Type I (OPSS 1010) or an approved sand fill, extending a minimum lateral distance of 600 mm beyond the foundation. The existing clayey silt/silt and clay material is too wet for reuse and not considered suitable as foundation wall backfill material. The backfill material used against the foundation must be placed so that the allowable lateral capacity is achieved. All granular material is to be placed in maximum 300 mm thick lifts compacted to a minimum of 100% SPMDD in hard landscaping areas and 95% SPMDD in soft landscaping areas. It is recommended that inspection and testing be carried out during construction to confirm backfill quality, thickness and to ensure compaction requirements are achieved.

5.10 Floor Slabs

Prior to the installation of the engineered fill material, the subgrade soil should be prepared as mentioned above. The natural subgrade soil is to be proof roll compacted with a minimum 10 tonne non-vibratory steel drum roller to observe for weak/soft spots. It is noted that some locations will not be accessible by the steel drum roller; as such, these locations can be proof roll compacted with a minimum 450 kg vibratory plate compactor.

The in-situ inorganic sandy silt material encountered within the boreholes is considered adequate for the support of the concrete floor slabs provided it is proof roll compacted as outlined above. The existing fill material is not considered suitable to remain below the proposed floor slab. Any soft area(s) encountered during proof rolling should be excavated and replaced with a similar soil type.

Once the subgrade soil is exposed it is to be inspected and approved by a qualified geotechnical engineering consultant to ensure that the material conforms to the soil type and consistency observed during the subsurface investigation work.

Based on the in-situ soil conditions, it is recommended to establish the concrete floor slab on a minimum 300 mm thick layer of Granular “A” (OPSS 1010). Alternatively, consideration may also be given to using a 300 mm thick layer of uniformly compacted 19 mm clear stone placed over the approved subgrade. Any required up fill should consist of a Granular “B” Type I or Type II (OPSS 1010).

The installation of a vapour barrier may be required under the floor slab. If required, the vapour barrier should conform to the flooring manufacturer’s and designer’s requirements. Consideration may be given to carrying out moisture emission and/or relative humidity testing of the slab to determine the concrete condition prior to flooring installation. To minimize the potential for excess moisture in the floor slab, a concrete mixture with a low water-to-cement ratio (i.e. 0.5 to 0.55) should be used.

The following table provides the unfactored modulus of subgrade reaction values:

Material Type	Modulus of Subgrade Reaction (kN/m^3)
Granular A (OPSS 1010)	85,000
Granular “B” Type I (OPSS 1010)	75,000
Granular “B” Type II (OPSS 1010)	85,000
Sandy Silt	20,000

The values in the table above are loaded areas of 0.3 m by 0.3 m.

5.11 Asphaltic Concrete Pavement Structure Design for Parking Lot and Driveways

5.11.1 Discussion

Parking areas and driveway access will be constructed around the proposed buildings. The in-situ sandy silt, natural clayey silt/silt and clay is considered a sufficient bearing material for an asphaltic concrete pavement structure provided the site is prepared as mentioned above.

At this time Pinchin is unaware of the proposed final grades for the parking lot and access roadways. As such, provided the pavement structure overlies the in-situ sandy silt, clayey silt/silt and clay material, the following pavement structure is recommended. As previously noted, due to the potential settlement of the clayey soils at the Site, grade raises are not recommended. Any grade raise should be reviewed by Pinchin to determine whether the raises will result in excess settlement of the Site.

5.11.2 Pavement Structure

The following table presents the minimum specifications for a flexible asphaltic concrete pavement structure:

Pavement Layer	Compaction Requirements	Parking Areas	Driveways
Surface Course Asphaltic Concrete HL-3 (OPSS 1150)	92% MRD as per OPSS 310	40 mm	40 mm
Binder Course Asphaltic Concrete HL-8 (OPSS 1150)	92 % MRD as per OPSS 310	50 mm	85 mm
Base Course: Granular “A” (OPSS 1010)	100% Standard Proctor Maximum Dry Density (ASTM-D698)	150 mm	150 mm
Subbase Course: Granular “B” Type I (OPSS 1010)	100% Standard Proctor Maximum Dry Density (ASTM D698)	300 mm	450 mm

Notes:

I. Prior to placing the pavement structure, the subgrade soil is to be proof rolled with a smooth drum roller without vibration to observe weak spots and the deflection of the soil; and

II. The recommended pavement structure may have to be adjusted according to the City of Ottawa standards. Also, if construction takes place during times of substantial precipitation and the subgrade soil becomes wet and disturbed, the granular thickness may have to be increased to compensate for the weaker subgrade soil. In addition, the granular fill material thickness may have to be temporarily increased to allow heavy construction equipment to access the Site, in order to avoid the subgrade from "pumping" up into the granular material.

Performance grade PG 58-34 asphaltic concrete should be specified for Marshall mixes.

5.11.3 Pavement Structure Subgrade Preparation and Granular up Fill

The proper placement of base and subbase fill materials becomes very important in addressing the proper load distribution to provide a durable pavement structure.

The pavement subgrade materials should be thoroughly proof-rolled prior to placement of the Granular 'B' subbase course. If any unstable areas are noted, then the Granular 'B' thickness may need to be increased to support pavement construction traffic. This should be left as a field decision by a qualified geotechnical engineer at the time of construction, but it is recommended that additional Granular 'B' be carried as a provisional item under the construction contract.

Where fill material is required to increase the grade to the underside of the pavement structure it should consist of Granular 'B' Type I (OPSS 1010). The up-fill material is to be placed in maximum 300 mm thick lifts compacted to 98% SPMDD within 4% of the optimum moisture content.

Samples of both the Granular 'A' and Granular 'B' Type I aggregates should be tested for conformance to OPSS 1010 prior to utilization on Site and during construction. All stockpiled material should be protected from deleterious materials, additional moisture and be kept from freezing.

Post compaction settlement of fine-grained soil can be expected, even when placed to compaction specifications. As such, fill material should be installed as far in advance as possible before finishing the parking lot and access roadways for best grade integrity.

Where the subgrade material types differ below the underside of the pavement structure, the transition between the materials should be sloped as per frost heave taper OPSD 205.60.

5.11.4 Drainage

Control of surface water is a critical factor in achieving good pavement structure life. The pavement thickness designs are based on a drained pavement subgrade via sub-drains or ditches.

The silt and clay soils have poor natural drainage and therefore it is recommended that pavement subdrains be installed in the lower areas and be connected to the catch basins. Subdrains should comprise 150 mm diameter perforated pipe in filter sock, bedded in concrete sand. The upper limit of the subdrain bedding should be at the lower limit of the pavement subbase, with the subgrade below the subbase sloped towards the subdrain. Subdrains must drain to a suitable frost-free outlet.

The surface of the roadways should be free of depressions and be sloped at a minimum grade of 1% in order to drain to appropriate drainage areas. Subgrade soil should slope a minimum of 3% toward stormwater collection points. Positive slopes are very important for the proper performance of the drainage system. The granular base and subbase materials should extend horizontally to any potential ditches or swales.

In addition, routine maintenance of the drainage systems will assist with the longevity of the pavement structure. Ditches, culverts, sewers and catch basins should be regularly cleared of debris and vegetation.

6.0 SOIL CORROSIVITY AND SULPHATE ATTACK ON CONCRETE

A soil sample from Borehole BH3 was submitted to assess the corrosivity of the soil and potential for sulphate attack on concrete. The assessment was completed using the 10-point soil evaluation procedure, provided in the Appendix to the American Water Work Association A21.5 Standard, as recommended by the Ductile Iron Pipe Research Association (DIPRA). The soil samples were evaluated for the following parameters: soil resistivity, pH, redox potential, sulfides, and moisture. Each parameter is assessed and assigned a point value, and the points are totalled. If the total is equal or greater than 10, the soil is considered corrosive to ductile iron pipe. In this case, protective measure must be undertaken. The following table summarizes the 10-point soil evaluation for the tested samples:

Borehole and Sample No.	Resistivity (ohm-cm)	Points	pH	Points	Redox Potential(mv)	Points	Sulfides	Points	Moisture	Points	Total Points
BH3 @ 7.5-9.5 ft	4,010	0	7.58	0	312	0	Positive	3.5	Fair drainage, generally moist	1	4.5

In summary, the tested sample indicates a low potential for soil corrosivity, and additional protective measures are not required.

The results of the sulphate testing indicate that the Site possesses moderate sulphate exposure, indicating that S-3 concrete should be used for the proposed structures at the Site. The results should be reviewed by the structural engineer to ensure conformance to the concrete exposures.

7.0 SITE SUPERVISION & QUALITY CONTROL

It is recommended that all geotechnical aspects of the project be reviewed and confirmed under the appropriate geotechnical supervision, to routinely check such items. This includes but is not limited to inspection and confirmation of the undisturbed natural subgrade material prior to subgrade preparation, pouring any foundations or footings, backfilling, or engineered fill installation to ensure that the actual conditions are not markedly different than what was observed at the borehole locations and geotechnical components are constructed as per Pinchin's recommendations. Compaction quality control of engineered fill material (full-time monitoring) is recommended as standard practice, as well as regular sampling and testing of aggregates and concrete, to ensure that physical characteristics of materials for compliance during installation and satisfies all specifications presented within this report.

8.0 TERMS AND LIMITATIONS

This Geotechnical Investigation was performed for the exclusive use of Jim Keay Ford Lincoln Sales Ltd. (Client) in order to evaluate the subsurface conditions at 1400 and 1410 Youville Drive, Ottawa, Ontario. Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practises in the field of geotechnical engineering for the Site. Classification and identification of soil, and geologic units have been based upon commonly accepted methods employed in professional geotechnical practice. No warranty or other conditions, expressed or implied, should be understood. Conclusions derived are specific to the immediate area of study and cannot be extrapolated extensively away from sample locations.

Performance of this Geotechnical Investigation to the standards established by Pinchin is intended to reduce, but not eliminate, uncertainty regarding the subgrade soil at the Site, and recognizes reasonable limits on time and cost.

Regardless how exhaustive a Geotechnical Investigation is performed; the investigation cannot identify all the subsurface conditions. Therefore, no warranty is expressed or implied that the entire Site is representative of the subsurface information obtained at the specific locations of our investigation. If during construction, subsurface conditions differ from then what was encountered within our test location and the additional subsurface information provided to us, Pinchin should be contacted to review our recommendations. This report does not alleviate the contractor, owner, or any other parties of their respective responsibilities.

This report has been prepared for the exclusive use of the Client and their authorized agents. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice.

The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin.

Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.

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

Specific limitations related to the legal and financial and limitations to the scope of the current work are outlined in our proposal, the attached Methodology and the Authorization to Proceed, Limitation of Liability and Terms of Engagement which accompanied the proposal.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

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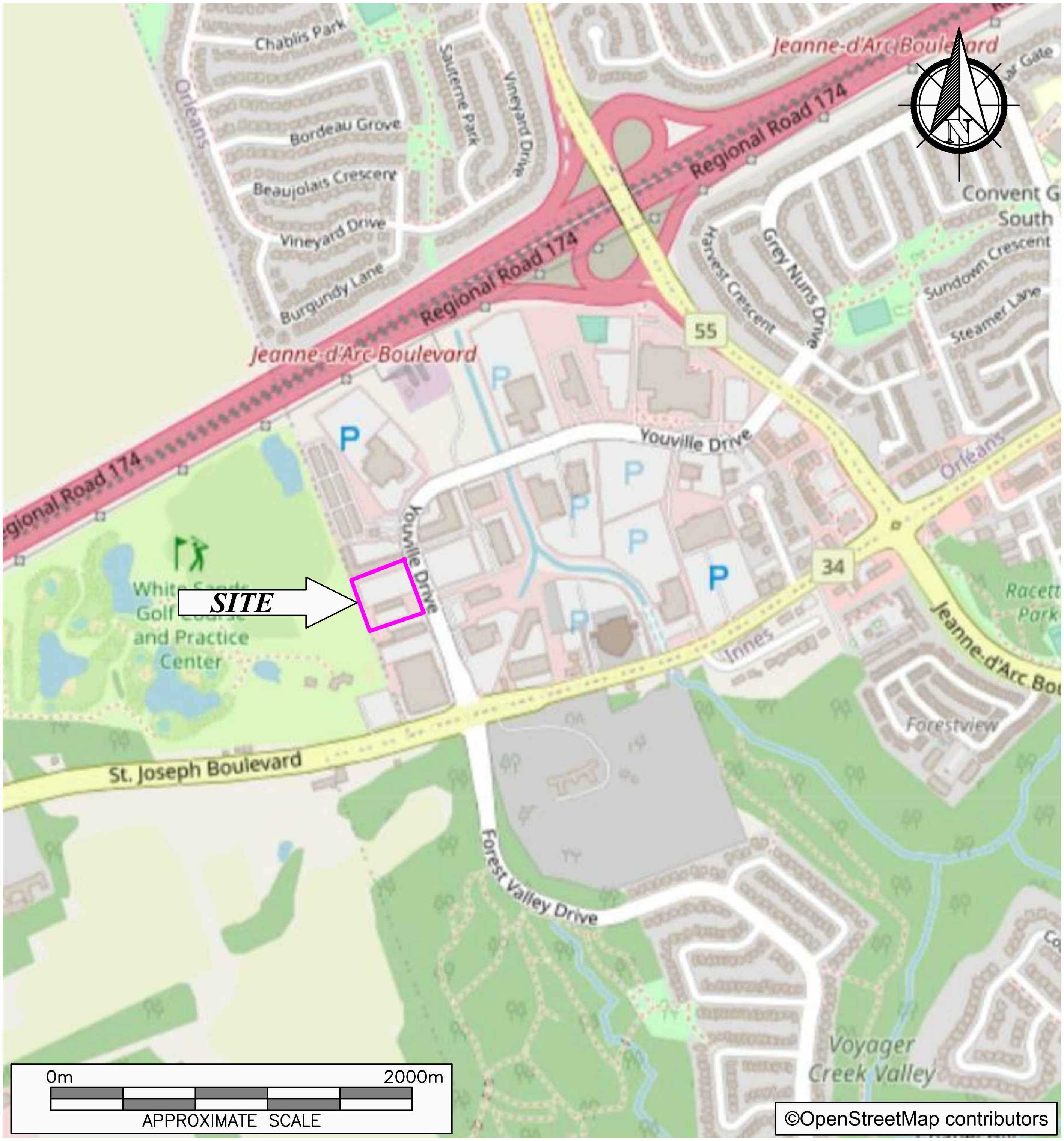
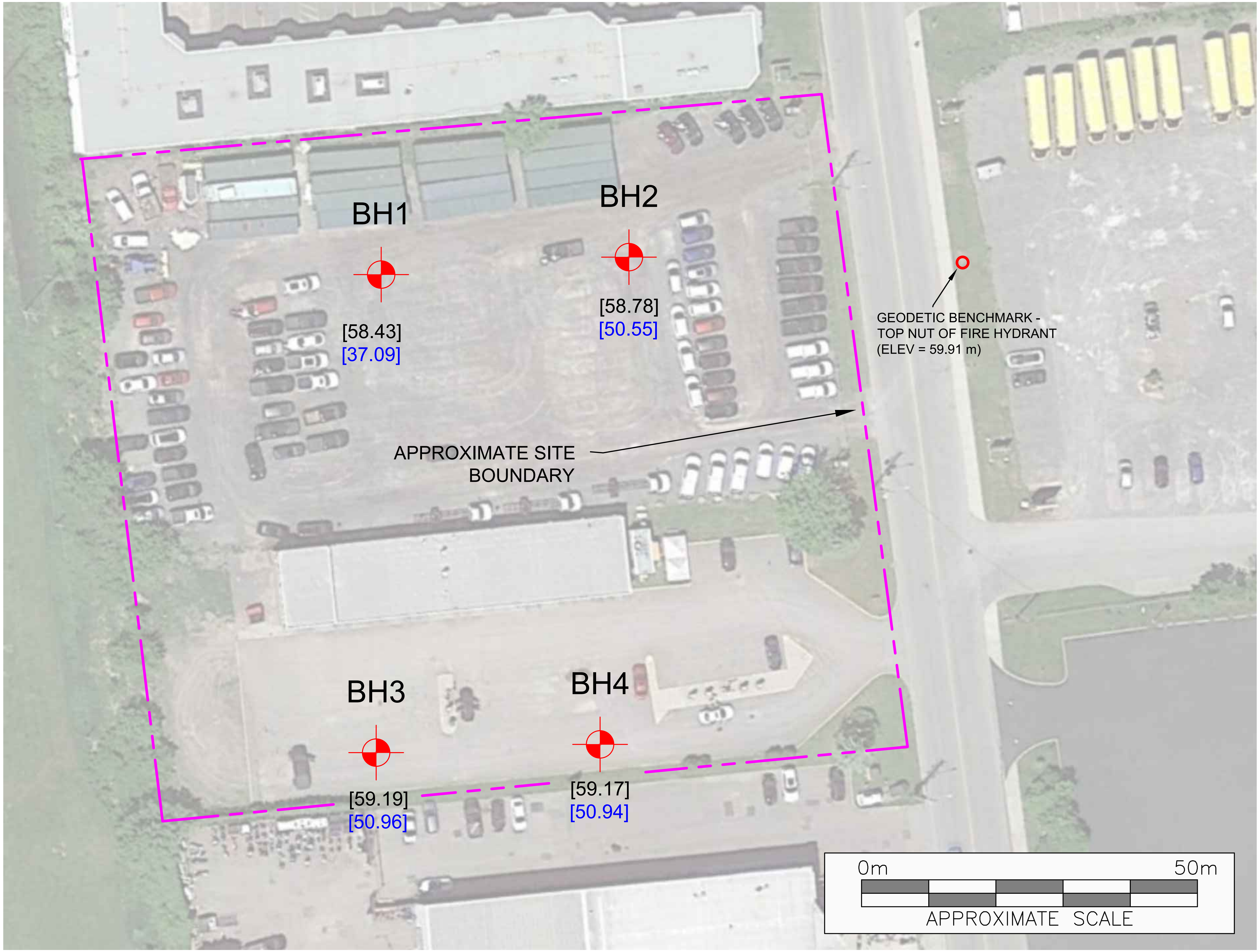
Template: Master Geotechnical Investigation Report – Ontario, GEO, September 2, 2021

FIGURES



PROJECT NAME		
GEOTECHNICAL INVESTIGATION		
CLIENT NAME		
JIM KEAY FORD LINCOLN SALES LTD.		
PROJECT LOCATION		
1400 & 1410 YOUVILLE DRIVE, OTTAWA, ONTARIO		
FIGURE NAME: KEY MAP		FIGURE NO.: 1
APPROXIMATE SCALE: AS SHOWN	PROJECT NO.: 310936.001	DATE: AUGUST 2022



LEGEND

- BOREHOLE LOCATION
- [XX.XX] APPROXIMATE GEODETIC GROUND ELEVATION (m)
- [XX.XX] APPROXIMATE GEODETIC TERMINATION ELEVATION (m)

PINCHIN

PROJECT NAME GEOTECHNICAL INVESTIGATION	
CLIENT NAME JIM KEAY FORD LINCOLN SALES LTD.	
PROJECT LOCATION 1400 &1410 YOUVILLE DRIVE, OTTAWA, ONTARIO	
FIGURE NAME BOREHOLE LOCATION PLAN	
APPROXIMATE SCALE AS SHOWN	PROJECT NO. 310936.001
DATE AUGUST 2022	FIGURE NO. 2

APPENDIX I

Abbreviations, Terminology and Principle Symbols used in Report and Borehole Logs

ABBREVIATIONS, TERMINOLOGY & PRINCIPAL SYMBOLS USED

Sampling Method

AS	Auger Sample	**w**	Washed Sample
SS	Split Spoon Sample	**HQ**	Rock Core (63.5 mm diam.)
ST	Thin Walled Shelby Tube	**NQ**	Rock Core (47.5 mm diam.)
BS	Block Sample	**BQ**	Rock Core (36.5 mm diam.)

In-Situ Soil Testing

Standard Penetration Test (SPT), "N" value is the number of blows required to drive a 51 mm outside diameter spilt barrel sampler into the soil a distance of 300 mm with a 63.5 kg weight free falling a distance of 760 mm after an initial penetration of 150 mm has been achieved. The SPT, "N" value is a qualitative term used to interpret the compactness condition of cohesionless soils and is used only as a very approximation to estimate the consistency and undrained shear strength of cohesive soils.

Dynamic Cone Penetration Test (DCPT) is the number of blows required to drive a cone with a 60 degree apex attached to "A" size drill rods continuously into the soil for each 300 mm penetration with a 63.5 kg weight free falling a distance of 760 mm.

Cone Penetration Test (CPT) is an electronic cone point with a 10 cm2 base area with a 60 degree apex pushed through the soil at a penetration rate of 2 cm/s.

Field Vane Test (FVT) consists of a vane blade, a set of rods and torque measuring apparatus used to determine the undrained shear strength of cohesive soils.

Soil Descriptions

The soil descriptions and classifications are based on an expanded Unified Soil Classification System (USCS). The USCS classifies soils on the basis of engineering properties. The system divides soils into three major categories; coarse grained, fine grained and highly organic soils. The soil is then subdivided based on either gradation or plasticity characteristics. The classification excludes particles larger than 75 mm. To aid in quantifying material amounts by weight within the respective grain size fractions the following terms have been included to expand the USCS:

Soil Classification		Terminology	Proportion
Clay	< 0.002 mm		
Silt	0.002 to 0.06 mm	"trace", trace sand, etc.	1 to 10%
Sand	0.075 to 4.75 mm	"some", some sand, etc.	10 to 20%
Gravel	4.75 to 75 mm	Adjective, sandy, gravelly, etc.	20 to 35%
Cobbles	75 to 200 mm	And, and gravel, and silt, etc.	>35%
Boulders	>200 mm	Noun, Sand, Gravel, Silt, etc.	>35% and main fraction

Notes:

- Soil properties, such as strength, gradation, plasticity, structure, etcetera, dictate the soils engineering behaviour over grain size fractions; and
- With the exception of soil samples tested for grain size distribution or plasticity, all soil samples have been classified based on visual and tactile observations. The accuracy of visual and tactile observation is not sufficient to differentiate between changes in soil classification or precise grain size and is therefore an approximate description.

The following table outlines the qualitative terms used to describe the compactness condition of cohesionless soil:

Cohesionless Soil	
Compactness Condition	**SPT N-Index (blows per 300 mm)**
Very Loose	0 to 4
Loose	4 to 10
Compact	10 to 30
Dense	30 to 50
Very Dense	> 50

The following table outlines the qualitative terms used to describe the consistency of cohesive soils related to undrained shear strength and SPT, N-Index:

Cohesive Soil		
Consistency	**Undrained Shear Strength (kPa)**	**SPT N-Index (blows per 300 mm)**
Very Soft	<12	<2
Soft	12 to 25	2 to 4
Firm	25 to 50	4 to 8
Stiff	50 to 100	8 to 15
Very Stiff	100 to 200	15 to 30
Hard	>200	>30

Note: Utilizing the SPT, N-Index value to correlate the consistency and undrained shear strength of cohesive soils is only very approximate and needs to be used with caution.

Soil & Rock Physical Properties

General

W Natural water content or moisture content within soil sample

γ Unit weight

γ' Effective unit weight

γ_d Dry unit weight

γ_{sat} Saturated unit weight

ρ Density

ρ_s Density of solid particles

ρ_w Density of Water

ρ_d Dry density

ρ_{sat} Saturated density e Void ratio

n Porosity

S_r Degree of saturation

E_{50} Strain at 50% maximum stress (cohesive soil)

Consistency

W_L	Liquid limit
W_P	Plastic Limit
I_P	Plasticity Index
W_S	Shrinkage Limit
I_L	Liquidity Index
I_C	Consistency Index
e_{max}	Void ratio in loosest state
e_{min}	Void ratio in densest state
I_D	Density Index (formerly relative density)

Shear Strength

C_u, S_u	Undrained shear strength parameter (total stress)
C'_d	Drained shear strength parameter (effective stress)
r	Remolded shear strength
τ_p	Peak residual shear strength
τ_r	Residual shear strength
ø’	Angle of interface friction, coefficient of friction = tan ø’

Consolidation (One Dimensional)

C_C	Compression index (normally consolidated range)
C_r	Recompression index (over consolidated range)
C_S	Swelling index
m_V	Coefficient of volume change
c_V	Coefficient of consolidation
T_V	Time factor (vertical direction)
U	Degree of consolidation
σ'_o	Overburden pressure
σ'_p	Preconsolidation pressure (most probable)
OCR	Overconsolidation ratio

Permeability

The following table outlines the terms used to describe the degree of permeability of soil and common soil types associated with the permeability rates**:**

Permeability (k cm/s)	Degree of Permeability	Common Associated Soil Type
> 10^{-1}	Very High	Clean gravel
10^{-1} to 10^{-3}	High	Clean sand, Clean sand and gravel
10^{-3} to 10^{-5}	Medium	Fine sand to silty sand
10^{-5} to 10^{-7}	Low	Silt and clayey silt (low plasticity)
>10^{-7}	Practically Impermeable	Silty clay (medium to high plasticity)

Rock Coring

Rock Quality Designation (RQD) is an indirect measure of the number of fractures within a rock mass, Deere et al. (1967). It is the sum of sound pieces of rock core equal to or greater than 100 mm recovered from the core run, divided by the total length of the core run, expressed as a percentage. If the core section is broken due to mechanical or handling, the pieces are fitted together and if 100 mm or greater included in the total sum**.**

RQD is calculated as follows:

$$\text{RQD (\%)} = \frac{\Sigma \text{ Length of core pieces} > 100 \text{ mm} \times 100}{\text{Total length of core run}}$$

The following is the Classification of Rock with Respect to RQD Value:

RQD Classification	RQD Value (%)
Very poor quality	**<25**
Poor quality	25 to 50
Fair quality	50 to 75
Good quality	75 to 90
Excellent quality	90 to 100

APPENDIX II

Pinchin's Borehole Logs

Log of Borehole: BH1

Project #: 310936.001 **Logged By:** M.K.

Project: Geotechnical Investigation

Client: Jim Keay Ford Lincoln Sales Ltd.

Location: 1400 & 1410 Youville Drive, Ottawa, Ontario

Drill Date: July 18, 2022 **Project Manager:** W.T.

SUBSURFACE PROFILE

Depth (m)	Description	Elevation (m)
0	Ground Surface	58.43
0 – 0.61	***Granular Fill*** Sand and gravel, trace silt, brown, damp compact	57.82
0.61 – 2.29	***Sandy Silt*** Sandy silt, some clay, trace gravel, brown, damp, loose	56.14
2.29 – 4.57	***Clayey Silt*** Clayey silt, trace sand, brown, WTPL, soft	53.86
4.57 – 8.53	***Silt and Clay*** Silt and clay, trace sand, grey, WTPL, soft to very soft	49.90
8.53 –	***Dynamic Cone Penetration Test (DCPT)*** Probable silt and clay	

Monitoring Well Details: No Monitoring Well Installed

SAMPLE

Sample Type	Sampler #	Recovery (%)	SPT N-Value
SS	1	50	12
SS	2	30	7
SS	3	30	4
SS	4	30	2
SS	5	100	3
SS	6	100	1
SS	7	100	2
DCPT	8		2
DCPT	9		3
DCPT	10		3
DCPT	11		3
DCPT	12		4
DCPT	13		3
DCPT	14		5
DCPT	15		4
DCPT	16		5

Standard Penetration N-Value: 20 40 60

Shear Strength kPa: 100 200

Water Content (%) | Sample ID | Soil Vapour Concentration (ppm) | Laboratory Analysis

Contractor: Canadian Environmental Drilling **Grade Elevation:** 58.43 m

Drilling Method: Hollow Stem Auger / Split Spoon **Top of Casing Elevation:** N/A

Well Casing Size: N/A **Sheet:** 1 of 2

Log of Borehole: BH1

Project #: 310936.001 **Logged By:** M.K.

Project: Geotechnical Investigation

Client: Jim Keay Ford Lincoln Sales Ltd.

Location: 1400 & 1410 Youville Drive, Ottawa, Ontario

Drill Date: July 18, 2022 **Project Manager:** W.T.

Depth (m)	Symbol	Description	Elevation (m)	Monitoring Well Details	Sample Type	Sampler #	Recovery (%)	SPT N-Value	Standard Penetration N-Value (20 40 60)	Shear Strength kPa (100 200)	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
						16		5						
					DCPT	17		6						
					DCPT	18		6						
12					DCPT	19		6						
					DCPT	20		7						
					DCPT	21		8						
13					DCPT	22		7						
					DCPT	23		7						
					DCPT	24		9						
14					DCPT	25		9						
					DCPT	26		9						
					DCPT	27		9						
15					DCPT	28		10						
					DCPT	29		11						
					DCPT	30		12						
16					DCPT	31		10						
					DCPT	32		14						
					DCPT	33		16						
17					DCPT	34		15						
					DCPT	35		15						
					DCPT	36		12						
18					DCPT	37		16						
					DCPT	38		16						
					DCPT	39		18						
19					DCPT	40		17						
					DCPT	41		17						
					DCPT	42		17						
20					DCPT	43		19						
					DCPT	44		17						
					DCPT	45		18						
					DCPT	46		22						
21					DCPT	47		25						
					DCPT	48		23						
			37.09		DCPT	49		25						
22		End of Borehole Borehole terminated at 21.34 mbgs. Groundwater was encountered at 6.1 mbgs.												

Contractor: Canadian Environmental Drilling **Grade Elevation:** 58.43 m

Drilling Method: Hollow Stem Auger / Split Spoon **Top of Casing Elevation:** N/A

Well Casing Size: N/A **Sheet:** 2 of 2

Log of Borehole: BH2

Project #: 310936.001 ***Logged By:*** M.K.

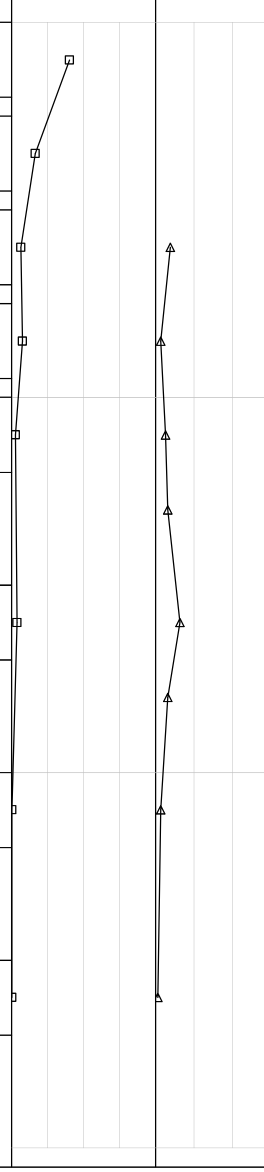
Project: Geotechnical Investigation

Client: Jim Keay Ford Lincoln Sales Ltd.

Location: 1400 & 1410 Youville Drive, Ottawa, Ontario

Drill Date: July 18, 2022 ***Project Manager:*** W.T.

SUBSURFACE PROFILE				SAMPLE									
Depth (m)	Description	Elevation (m)	Monitoring Well Details	Sample Type	Sampler #	Recovery (%)	SPT N-Value	Standard Penetration N-Value (20 40 60)	Shear Strength kPa (100 200)	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
0	Ground Surface	58.78	No Monitoring Well Installed										
0–0.61	**Granular Fill** Sand and gravel, trace silt, brown, damp, compact	58.17		SS	1	50	32						
0.61–3.05	**Sandy Silt** Sandy silt, some clay, trace gravel, brown, damp, compact to loose			SS	2	60	13						
				SS	3	40	5			23.1			Hyd.
		55.73		SS	4	20	6						
3.05–4.57	**Clayey Silt** Clayey silt, trace sand, brown, DTPL to ATPL, soft	54.21		SS	5	80	2						
4.57–8.23	**Silt and Clay** Silt and clay, trace sand, grey WTPL, soft to very soft			SS	6	100	3						
				SS	7	100	0						
		50.55		SS	8	100	0						
8.23	End of Borehole. Borehole terminated at 8.23 mbgs in very soft silt and clay. Groundwater was encountered at 6.1 mbgs.												



Contractor: Canadian Environmental Drilling ***Grade Elevation:*** 58.78 m

Drilling Method: Hollow Stem Auger / Split Spoon ***Top of Casing Elevation:*** N/A

Well Casing Size: N/A

Log of Borehole: BH3

Project #: 310936.001 **Logged By:** M.K.

Project: Geotechnical Investigation

Client: Jim Keay Ford Lincoln Sales Ltd.

Location: 1400 & 1410 Youville Drive, Ottawa, Ontario

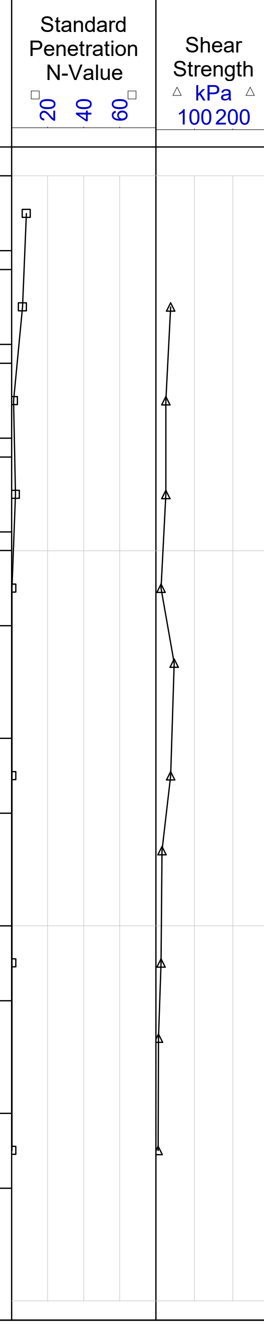
Drill Date: July 18, 2022 **Project Manager:** W.T.

SUBSURFACE PROFILE

Depth (m)	Description	Elevation (m)	Monitoring Well Details
0	Ground Surface	59.19	No Monitoring Well Installed
0 – 0.075	***Asphalt*** ~ 75 mm		
0.075 – 0.76	***Granular Fill*** Sand and gravel, trace silt, brown, damp, loose	58.43	
0.76 – 2.29	***Sandy Silt*** Sandy silt, some clay, trace gravel, brown, damp, loose to very loose	56.90	
2.29 – 4.57	***Clayey Silt*** Clayey silt, trace sand, grey, WTPL, soft to very soft	54.62	
4.57 – 8.23	***Silt and Clay*** Silt and clay, trace sand, grey, WTPL, very soft	50.96	
8.23	End of Borehole Borehole terminated at 8.23 mbgs in very soft silt and clay. Groundwater encountered at 6.1 mbgs.		

SAMPLE

Sample Type	Sampler #	Recovery (%)	SPT N-Value	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
SS	1	50	8				
SS	2	40	6				
SS	3	10	1				
SS	4	90	2				
SS	5	90	0				
SS	6	100	0				
SS	7	100	0	70.5			Hyd. Att.
SS	8	90	0				



Contractor: Canadian Environmental Drilling **Grade Elevation:** 59.19 m

Drilling Method: Hollow Stem Auger / Split Spoon **Top of Casing Elevation:** N/A

Well Casing Size: N/A **Sheet:** 1 of 1

Log of Borehole: BH4

Project #: 310936.001 **Logged By:** M.K.

Project: Geotechnical Investigation

Client: Jim Keay Ford Lincoln Sales Ltd.

Location: 1400 & 1410 Youville Drive, Ottawa, Ontario

Drill Date: July 18, 2022 **Project Manager:** W.T.

SUBSURFACE PROFILE

Description	Elevation (m)
Ground Surface	59.17
Asphalt ~ 75 mm	
Granular Fill Sand and gravel, trace silt, brown, damp, compact	58.41
Sandy Silt Sandy silt, some clay, trace gravel, brown, damp, soft	56.43
Clayey Silt Clayey silt, trace sand, grey, WTPL, very soft	54.60
Silt and Clay Silt and clay, trace sand, grey, WTPL, soft	50.94
End of Borehole Borehole terminated at 8.23 mbgs in very soft silt and clay. Groundwater was encountered at 6.1 mbgs.	

Monitoring Well Details: No Monitoring Well Installed

SAMPLE

Sample Type	Sampler #	Recovery (%)	SPT N-Value	Water Content (%)	Sample ID	Soil Vapour Concentration (ppm)	Laboratory Analysis
SS	1	40	14				
SS	2	10	3				
SS	3	80	3				
SS	4	70	1	32.5			Hyd. Att.
SS	5	80	3				
SS	6	90	2				
SS	7	100	1				
SS	8	100	0				

Standard Penetration N-Value: 20 40 60

Shear Strength kPa: 100 200

Contractor: Canadian Environmental Drilling **Grade Elevation:** 59.17 m

Drilling Method: Hollow Stem Auger / Split Spoon **Top of Casing Elevation:** N/A

Well Casing Size: N/A **Sheet:** 1 of 1

APPENDIX III

Laboratory Testing Reports for Soil Samples

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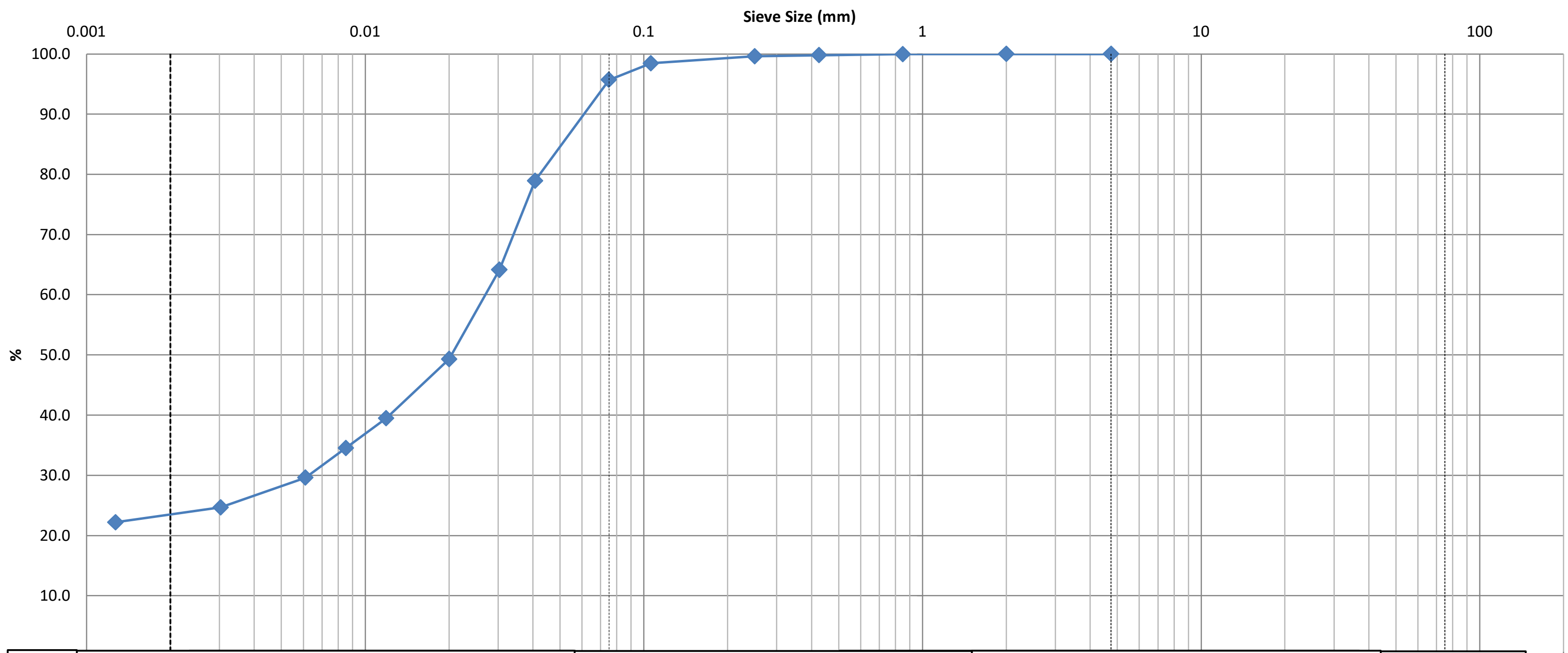
consulting engineers

SIEVE ANALYSIS
ASTM C136

CLIENT:	Pinchin	DEPTH:	7.5-9.5	FILE NO:	PM4184
CONTRACT NO.:		BH OR TP No.:	BH4	LAB NO:	35717
PROJECT:	310936			DATE RECEIVED:	18-Jul-22
				DATE TESTED:	21-Jul-22
DATE SAMPLED:	-			DATE REPORTED:	5-Aug-22
SAMPLED BY:	Client			TESTED BY:	DK/CS



Clay	Silt	Sand			Gravel		Cobble
		Fine	Medium	Coarse	Fine	Coarse	

Identification	Soil Classification				MC(%)	LL	PL	PI	Cc	Cu
					32.5					
	D100	D60	D30	D10	Gravel (%)	Sand (%)		Silt (%)		Clay (%)
					0.0	4.3		72.7		23.0

Comments:

REVIEWED BY:	**Curtis Beadow**	**Joe Forsyth, P. Eng.**

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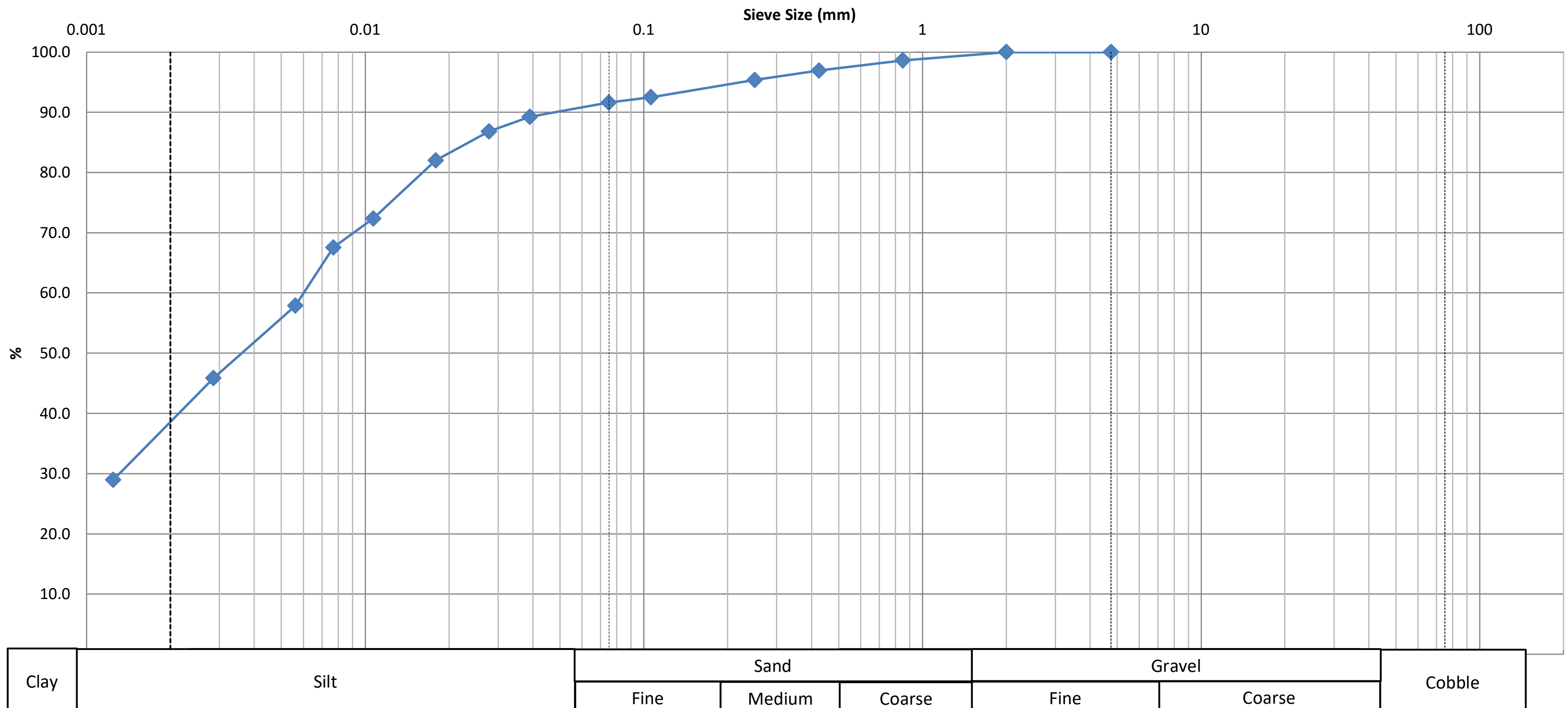
consulting engineers

SIEVE ANALYSIS
ASTM C136

CLIENT:	Pinchin	DEPTH:	20-22	FILE NO:	PM4184
CONTRACT NO.:		BH OR TP No.:	BH3	LAB NO:	35718
PROJECT:	310936			DATE RECEIVED:	18-Jul-22
				DATE TESTED:	21-Jul-22
DATE SAMPLED:	-			DATE REPORTED:	5-Aug-22
SAMPLED BY:	Client			TESTED BY:	DK/CS



Identification	Soil Classification					MC(%)	LL	PL	PI	Cc	Cu
						70.5					
	D100	D60	D30	D10	Gravel (%)	Sand (%)		Silt (%)		Clay (%)	
					0.0	8.4		52.1		39.5	

Comments:

REVIEWED BY:	Curtis Beadow	Joe Forsyth, P. Eng.

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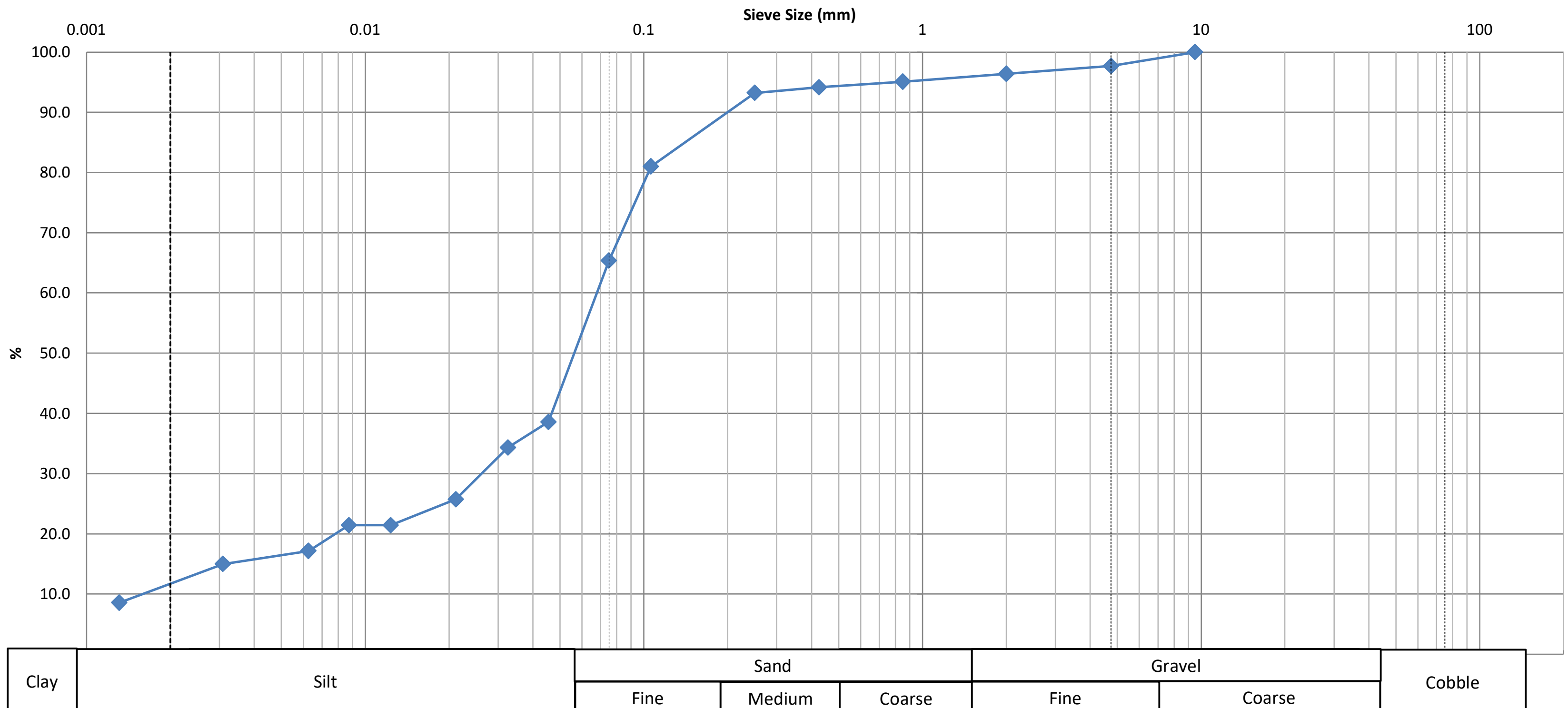
consulting engineers

SIEVE ANALYSIS
ASTM C136

CLIENT:	Pinchin	DEPTH:	5-7	FILE NO:	PM4184
CONTRACT NO.:		BH OR TP No.:	BH2	LAB NO:	35719
PROJECT:	310936			DATE RECEIVED:	18-Jul-22
				DATE TESTED:	21-Jul-22
DATE SAMPLED:	-			DATE REPORTED:	5-Aug-22
SAMPLED BY:	Client			TESTED BY:	DK/CS



Identification	Soil Classification				MC(%)	LL	PL	PI	Cc	Cu
					23.1					
	D100	D60	D30	D10	Gravel (%)	Sand (%)	Silt (%)	Clay (%)		
					2.3	32.3	53.9	11.5		

Comments:

REVIEWED BY:	Curtis Beadow	Joe Forsyth, P. Eng.

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consulting engineers

ATTERBERG LIMITS
LS-703/704

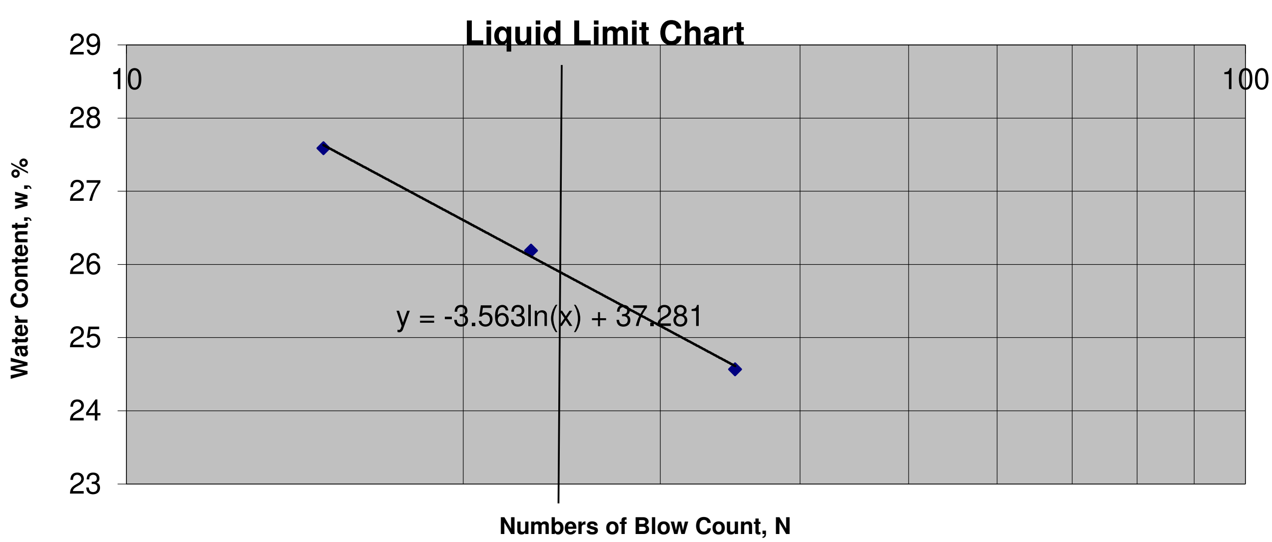
CLIENT:	Pinchin	FILE NO.:	PM4184
PROJECT:	310936	DATE SAMPLED:	18-Jul
LOCATION:	BH4 7.5-9.5	DATE REPORTED:	5-Aug

LIQUID LIMIT DETERMINATION

CAN NO.	**35**	**34**	**33**				
WT. OF CAN	4.41	4.38	4.36				
WT. OF SOIL & CAN	13.29	14.45	15.82				
WT. OF DRY SOIL & CAN	11.37	12.36	13.56				
WT. OF MOISTURE	1.92	2.09	2.26				
WT. OF DRY SOIL & CAN	6.96	7.98	9.2				
WATER CONTENT, w, %	**27.59**	**26.19**	**24.57**				
NO. OF BLOWS, N	15	23	35				

CAN NO.	**1**	**2**
WT. OF CAN	4.54	6.88
WT. OF SOIL & CAN	7.88	9.82
WT. OF DRY SOIL & CAN	7.45	9.45
WT. OF MOISTURE	0.43	0.37
WT. OF DRY SOIL & CAN	2.91	2.57
WATER CONTENT, w, %	**14.78**	**14.4**

RESULTS	
LIQUID LIMIT	**26**
PLASTIC LIMIT	**15**
PLASTICITY INDEX	**11**



TECHNICIAN:CS	**REVIEWED BY:**	**C. Beadow**	**J. Forsyth, P. Eng.**

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consulting engineers

ATTERBERG LIMITS
LS-703/704

CLIENT:	Pinchin	FILE NO.:	PM4184
PROJECT:	310936	DATE SAMPLED:	18-Jul
LOCATION:	BH3 20-22	DATE REPORTED:	5-Aug

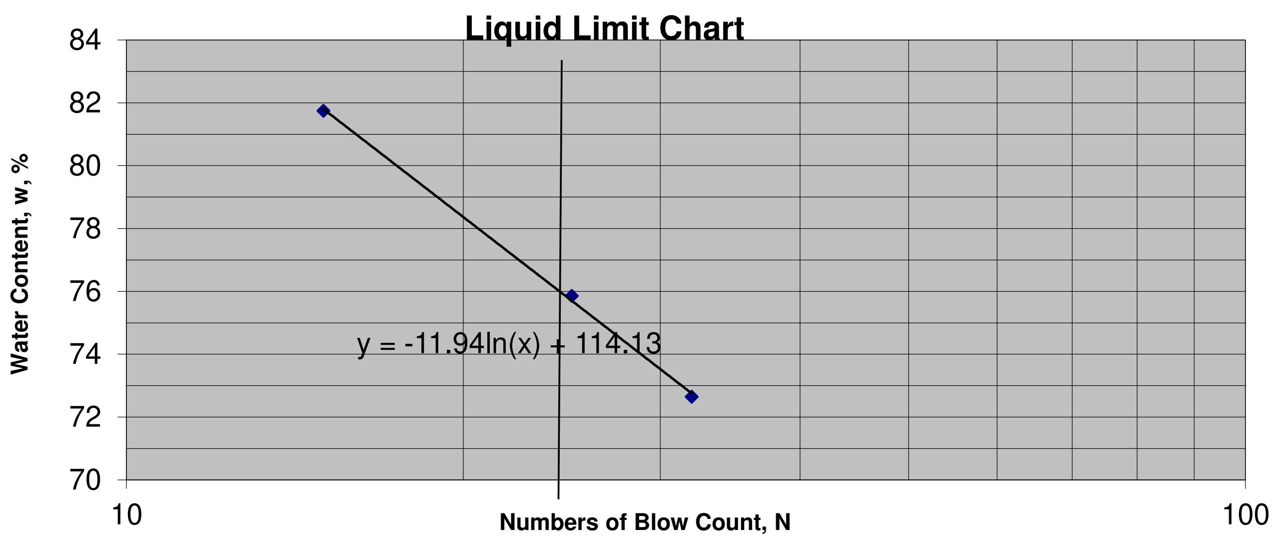
LIQUID LIMIT DETERMINATION

CAN NO.	**16**	**17**	**18**				
WT. OF CAN	8.69	4.39	8.70				
WT. OF SOIL & CAN	16.36	10.00	16.40				
WT. OF DRY SOIL & CAN	12.91	7.58	13.16				
WT. OF MOISTURE	3.45	2.42	3.24				
WT. OF DRY SOIL & CAN	4.22	3.19	4.46				
WATER CONTENT, w, %	**81.75**	**75.86**	**72.65**				
NO. OF BLOWS, N	15	25	32				

CAN NO.	**1**	**2**
WT. OF CAN	19.86	19.93
WT. OF SOIL & CAN	27.15	27.28
WT. OF DRY SOIL & CAN	25.20	25.29
WT. OF MOISTURE	1.95	1.99
WT. OF DRY SOIL & CAN	5.34	5.36
WATER CONTENT, w, %	**36.52**	**37.13**

RESULTS

LIQUID LIMIT	**77**
PLASTIC LIMIT	**37**
PLASTICITY INDEX	**40**



TECHNICIAN:CS	**REVIEWED BY:**	**C. Beadow**	**J. Forsyth, P. Eng.**

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Certificate of Analysis

Pinchin Ltd. (Ottawa)

1 Hines Road, Suite 200
Kanata, ON K2K 3C7
Attn: Megan Keon

Client PO:
Project: 310936
Custody: 61866

Report Date: 27-Jul-2022
Order Date: 19-Jul-2022

Order #: 2230260

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2230260-01	BH3 @ 7.5-9.5 ft.

Approved By:

Dale Robertson, BSc
Laboratory Director

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Anions	EPA 300.1 - IC, water extraction	25-Jul-22	26-Jul-22
Conductivity	MOE E3138 - probe @25 °C, water ext	22-Jul-22	25-Jul-22
pH, soil	EPA 150.1 - pH probe @ 25 °C, CaCl buffered ext.	22-Jul-22	22-Jul-22
Redox potential, soil	SM 2580 pH/ion meter Extraction	25-Jul-22	25-Jul-22
Resistivity	EPA 120.1 - probe, water extraction	22-Jul-22	25-Jul-22
Solids, %	Gravimetric, calculation	22-Jul-22	25-Jul-22

PARACEL LABORATORIES LTD.

Order #: 2230260

Certificate of Analysis

Client: **Pinchin Ltd. (Ottawa)**

Client PO:

Report Date: 27-Jul-2022

Order Date: 19-Jul-2022

Project Description: 310936

	Client ID:	BH3 @ 7.5-9.5 ft.	-	-	-
	Sample Date:	19-Jul-22 09:00	-	-	-
	Sample ID:	2230260-01	-	-	-
	MDL/Units	Soil	-	-	-
Physical Characteristics					
% Solids	0.1 % by Wt.	79.0	-	-	-
General Inorganics					
Conductivity	5 uS/cm	249	-	-	-
pH	0.05 pH Units	7.58	-	-	-
Resistivity	0.10 Ohm.m	40.1	-	-	-
Anions					
Chloride	5 ug/g dry	31 [2]	-	-	-
Sulphate	5 ug/g dry	37 [2]	-	-	-
Subcontract					
REDOX Potential	0.100 mV	312 [1] [2]	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Conductivity	ND	5	uS/cm						
Resistivity	ND	0.10	Ohm.m						

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
General Inorganics									
Conductivity	768	5	uS/cm	761			0.8	5	
pH	7.36	0.05	pH Units	7.37			0.1	2.3	
Resistivity	13.0	0.10	Ohm.m	13.1			0.8	20	
Physical Characteristics									
% Solids	88.9	0.1	% by Wt.	89.0			0.1	25	

Qualifier Notes:

Sample Qualifiers :

1 : Holding time had been exceeded upon receipt of the sample at the laboratory or prior to the analysis being requested.

2 : Subcontracted analysis - Testmark.

Sample Data Revisions

None

Work Order Revisions / Comments:

None

Other Report Notes:

n/a: not applicable
ND: Not Detected
MDL: Method Detection Limit
Source Result: Data used as source for matrix and duplicate samples
%REC: Percent recovery.
RPD: Relative percent difference.
NC: Not Calculated

Paracel ID: 2230260

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Paracel Order Number (Lab Use Only)	Chain Of Custody (Lab Use Only)
2230260	Nº 61866

Client Name: Pinchin Ltd.	Project Ref: 310936
Contact Name: Megan Keon	Quote #:
Address: 1 Hines Rd. Kanata, ON.	PO #:
Telephone: 613-608-5350	E-mail: mkeon@pinchin.com.

Page 1 of 1

Turnaround Time

☐ 1 day ☐ 3 day
☐ 2 day ☑ Regular

Date Required:

☐ REG 153/04 ☐ REG 406/19 | Other Regulation

☐ Table 1 ☐ Res/Park ☐ Med/Fine ☐ REG 558 ☐ PWQO
☐ Table 2 ☐ Ind/Comm ☐ Coarse ☐ CCME ☐ MISA
☐ Table 3 ☐ Agri/Other ☐ SU - Sani ☐ SU - Storm
☐ Table ___ Mun: ___
For RSC: ☐ Yes ☒ No ☐ Other:

Matrix Type: S (Soil/Sed.) GW (Ground Water) SW (Surface Water) SS (Storm/Sanitary Sewer) P (Paint) A (Air) O (Other)

Required Analysis

	Sample ID/Location Name	Matrix	Air Volume	# of Containers	Sample Taken Date	Sample Taken Time	corrosivity	redox	sulfides	conductivity.								
1	BH3@7.5-9.5 ft.	S		1	July19/22	AM	✓	✓	✓	✓								
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		

Comments:

Method of Delivery: Walk IN

Relinquished By (Sign): Megan Keon	Received By Driver/Depot: [signature]	Received at Lab: [signature]	Verified By: [signature]
Relinquished By (Print): Megan Keon	Date/Time: July 19/22 3:50 pm	Date/Time: July 19, 22 17:21	Date/Time: Jul 20 2022 11:48
Date/Time: July 19th/2022 3:57 PM	Temperature: 22.1 °C	Temperature: 13.1 °C	pH Verified: ☐ By:

Chain of Custody (Blank).xlsx

Revision 4.0

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Subcontracted Analysis

Pinchin Ltd. (Ottawa)
1 Hines Road, Suite 200
Kanata, ON K2K 3C7
Attn: Megan Keon

Paracel Report No.	**2230260**	Order Date:	19-Jul-22
Client Project(s):	**310936**	Report Date:	27-Jul-22
Client PO:			
Reference:	**Standing Offer - ENV**		
CoC Number:	**61866**		

Sample(s) from this project were subcontracted for the listed parameters. A copy of the subcontractor's report is attached

Paracel ID	Client ID	Analysis
2230260-01	BH3 @ 7.5-9.5 ft.	Sulphide, solid

SGS Canada Inc.
P.O. Box 4300 - 185 Concession St.
Lakefield - Ontario - KOL 2HO
Phone: 705-652-2000 FAX: 705-652-6365

27-July-2022

Paracel Laboratories
Attn : Dale Robertson

300-2319 St.Laurent Blvd.
Ottawa, ON
K1G 4K6, Canada

Phone: 613-731-9577
Fax:613-731-9064

Date Rec. : 21 July 2022
LR Report: **CA15314-JUL22**
Reference: Project#: 2230260

Copy: #1

CERTIFICATE OF ANALYSIS

Final Report

Sample ID	Sample Date & Time	Sulphide (Na2CO3) %
1: Analysis Start Date		27-Jul-22
2: Analysis Start Time		07:37
3: Analysis Completed Date		27-Jul-22
4: Analysis Completed Time		10:13
5: QC - Blank		< 0.04
6: QC - STD % Recovery		100%
7: QC - DUP % RPD		ND
8: RL		0.02
9: BH3 @ 7.5-9.5 ft	19-Jul-22	< 0.04

RL - SGS Reporting Limit
ND - Not Detected

Kimberley Didsbury
Project Specialist,
Environment, Health & Safety

OnLine LIMS

0002990647

APPENDIX IV

Report Limitations and Guidelines for Use

REPORT LIMITATIONS & GUIDELINES FOR USE

This information has been provided to help manage risks with respect to the use of this report.

GEOTECHNICAL SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES, PERSONS AND PROJECTS

This report was prepared for the exclusive use of the Client and their authorized agents, subject to the conditions and limitations contained within the duly authorized work plan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice.

SUBSURFACE CONDITIONS CAN CHANGE

This geotechnical report is based on the existing conditions at the time the study was performed, and Pinchin's opinion of soil conditions are strictly based on soil samples collected at specific test hole locations. The findings and conclusions of Pinchin's reports may be affected by the passage of time, by manmade events such as construction on or adjacent to the Site, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations.

LIMITATIONS TO PROFESSIONAL OPINIONS

Interpretations of subsurface conditions are based on field observations from test holes that were spaced to capture a 'representative' snap shot of subsurface conditions. Site exploration identifies subsurface conditions only at points of sampling. Pinchin reviews field and laboratory data and then applies professional judgment to formulate an opinion of subsurface conditions throughout the Site. Actual subsurface conditions may differ, between sampling locations, from those indicated in this report.

LIMITATIONS OF RECOMMENDATIONS

Subsurface soil conditions should be verified by a qualified geotechnical engineer during construction. Pinchin should be notified if any discrepancies to this report or unusual conditions are found during construction.

Sufficient monitoring, testing and consultation should be provided by Pinchin during construction and/or excavation activities, to confirm that the conditions encountered are consistent with those indicated by the test hole investigation, and to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated. In addition, monitoring, testing and consultation by Pinchin should be completed to evaluate whether or not earthwork activities are completed in accordance with our recommendations. Retaining Pinchin for construction observation for this project is the most effective method of managing the risks associated with unanticipated conditions. However, please be advised that any construction/excavation observations by Pinchin is over and above the mandate of this geotechnical evaluation and therefore, additional fees would apply.

MISINTERPRETATION OF GEOTECHNICAL ENGINEERING REPORT

Misinterpretation of this report by other design team members can result in costly problems. You could lower that risk by having Pinchin confer with appropriate members of the design team after submitting the report. Also retain Pinchin to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering or geologic report. Reduce that risk by having Pinchin participate in pre-bid and preconstruction conferences, and by providing construction observation. Please be advised that retaining Pinchin to participation in any ‘other’ activities associated with this project is over and above the mandate of this geotechnical investigation and therefore, additional fees would apply.

CONTRACTORS RESPONSIBILITY FOR SITE SAFETY

This geotechnical report is not intended to direct the contractor's procedures, methods, schedule or management of the work Site. The contractor is solely responsible for job Site safety and for managing construction operations to minimize risks to on-Site personnel and to adjacent properties. It is ultimately the contractor’s responsibility that the Ontario Occupational Health and Safety Act is adhered to, and Site conditions satisfy all ‘other’ acts, regulations and/or legislation that may be mandated by federal, provincial and/or municipal authorities.

SUBSURFACE SOIL AND/OR GROUNDWATER CONTAMINATION

This report is geotechnical in nature and was not performed in accordance with any environmental guidelines. As such, any environmental comments are very preliminary in nature and based solely on field observations. Accordingly, the scope of services do not include any interpretations, recommendations, findings, or conclusions regarding the, assessment, prevention or abatement of contaminants, and no conclusions or inferences should be drawn regarding contamination, as they may relate to this project. The term "contamination" includes, but is not limited to, molds, fungi, spores, bacteria, viruses, PCBs, petroleum hydrocarbons, inorganics, pesticides/insecticides, volatile organic compounds, polycyclic aromatic hydrocarbons and/or any of their by-products.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be held liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Pinchin to recover such losses or damage.