FINAL

Slope Stability Assessment – Proposed Commercial Development

4495 North Service Road (1250 Appleby Line), Burlington, Ontario

Prepared for:

Dream Summit (1250 Appleby Line) LP.
30 Adelaide Street East, Suite 301
Toronto, ON M5C 3H1

June 25, 2026

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Issuing Office:	**Mississauga, ON**
Primary Pinchin Contact:	**Karen Thrams, Dipl.-Ing., M.Eng., P.Eng.**
	519.404.6483
	kthrams@pinchin.com

Author: Nasim Nasrollahi, M.Sc., P.Eng.
Project Manager, Geotechnical Services

Reviewer: Jeff Dietz, P.Eng.
Senior Technical Manager, Geotechnical Services



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TABLE OF CONTENTS

1.0 INTRODUCTION AND SCOPE 1
2.0 DESKTOP REVIEW 2
2.1 SITE DESCRIPTION AND GEOLOGICAL SETTING 2
3.0 GEOTECHNICAL FIELD INVESTIGATION AND METHODOLOGY 3
4.0 SUBSURFACE CONDITIONS 4
4.1 Borehole Soil Stratigraphy 4
4.2 Groundwater Conditions 5
5.0 SLOPE INSPECTION 6
6.0 SLOPE STABILITY ASSESSMENT 7
6.1 General Information 7
6.2 Slope Description 7
6.3 Toe Erosion Allowance 7
6.4 Stable Slope Allowance 8
6.5 Conservation Halton Allowance 9
6.6 Total Development Setback 9
6.7 General Comments 10
7.0 TERMS AND LIMITATIONS 10

FIGURES

Figure 1 Key Map
Figure 2 Borehole Location Plan
Figure 3 Development Setback on Site Plan

APPENDICES

APPENDIX I Abbreviations, Terminology and Principle Symbols used in Report and Borehole Logs
APPENDIX II Pinchin's Borehole Logs
APPENDIX III Laboratory Testing Reports for Soil Samples
APPENDIX IV Slope Inspection Photo Log
APPENDIX V Slope Stability Analysis
APPENDIX VI Report Limitations and Guidelines for Use

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1.0 INTRODUCTION AND SCOPE

Pinchin Ltd. (Pinchin) was retained by Dream Summit (1250 Appleby Line) LP. (Client) to conduct a Slope Stability Assessment in support of the proposed severing of the portion of property north of Appleby Creek at 4495 North Service Road (1250 Appleby Line), Burlington, Ontario (Site). The Site location is shown on Figure 1.

Pinchin has previously completed a geotechnical investigation for the planned development to the south of Appleby Creek and issued the report titled: Final Geotechnical Investigation – Proposed Industrial Development, 1250 Appleby Line (4495 North Service Road), Burlington, Ontario. (Pinchin File: 318728, dated February 15, 2023).

The following drawing and documents were provided by the client for review:

- Drawing entitled “Site Plan, 4495 North Service Road, Burlington, ON” prepared by Baldassarra Architects Inc., dated May 2026.
- Drawing entitled “Layout Location of Top of Bank at 4495 North Service Road, City of Burlington” prepared by R. Avis Surveying Inc., dated November 15, 2024.
- AutoCAD Topographic survey file entitled “1385-topo-og.dwg”.

The Appleby watercourse passes through the overall Site, and the lands north of the watercourse are proposed to be severed. A slope stability assessment is therefore required for the lands north of the watercourse (i.e., the lands to be severed). The subject slope to be investigated is approximately 4 m high and located to the north of the watercourse, which falls under the jurisdiction of Conservation Halton.

A slope stability assessment is needed to determine the long-term stable top of slope and total development setback limits for the lands to be severed off in accordance to Conservation Halton policies.

Pinchin’s geotechnical comments and recommendations are based on the results of the Slope Stability Assessment and our understanding of the project scope.

The purpose of the Slope Stability Assessment was to delineate the subsurface conditions and soil engineering characteristics by advancing a total of two (2) sampled boreholes (Boreholes MW300 and MW301), at the Site.

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

- Review a geological Site setting;
- Review investigations completed at the Site;

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- A detailed description of the soil and groundwater conditions; and
- Results of slope stability assessment; including toe erosion, long term stable slope setback, and Conservation Halton allowance.

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

2.0 DESKTOP REVIEW

2.1 SITE DESCRIPTION AND GEOLOGICAL SETTING

The Site is in the north end of a property located to the southwest of the intersection at Appleby Line and North Service Road in Burlington, Ontario. The overall Site is approximately 26.1 acres and the portion south of Appleby Creek is currently used for truck trailer storage. The portion of the property to be severed (i.e. the Site) is currently vacant, and relatively flat in the central portion and generally slopes downward to the south toward Appleby Creek, to the east toward Appleby Line, and to the west toward the adjacent property. Mature trees exist in the east slope and north corner. Top of Slope grades vary from 125.5 meters above sea level (masl) to 126.25 masl.

The Site is located within the Physiographic Region identified as Iroquois Plain comprising Shale Plains (Chapman and Putnam 2007, Physiography of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 228).

Data obtained from the Ontario Geological Survey Maps, as published by the Ontario Ministry of Energy, Northern Development and Mines (Ontario Geological Survey 2010, Surficial Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV), indicates that the Site is located on Paleozoic bedrock bordered by clay to silt-textured till (derived from glaciolacustrine deposits or shale) to the west. Quaternary Geology mapping (Ontario Geological Survey 2000, Quaternary geology, seamless coverage of the Province of Ontario; Ontario Geological Survey, Data Set 14---Revised) indicates that the Site is underlain by Halton Till (predominantly silt to silty clay matrix).

The underlying bedrock at this Site is of the Queenston Formation consisting of shale, siltstone, minor limestone and sandstone (Ontario Geological Survey 2011, Paleozoic Geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 219)

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3.0 GEOTECHNICAL FIELD INVESTIGATION AND METHODOLOGY

Some previous investigations were completed at the overall Site. As most of the boreholes were advanced south of the creek, and the depth of the limited boreholes completed within the current Site was shallow, the slope stability analysis was primarily based on the boreholes from the current investigation.

Pinchin completed the field investigation for the slope stability assessment on May 1, 2026 by advancing a total of two (2) sampled boreholes (Boreholes MW300 and MW301) behind the existing top of slope located to the north of Appleby Creek. The boreholes were advanced to depths of approximately 6.3 and 6.2 mbgs. The approximate spatial locations of the boreholes advanced near the Site are shown on Figure 2.

The boreholes were advanced with the use of a Geoprobe 7822 DT direct push drill rig which was equipped with standard soil sampling equipment. Soil samples were collected at 0.75 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. Approximate shear strengths of the cohesive deposits were measured using a handheld pocket penetrometer and the results are presented on the appended borehole logs.

Monitoring wells were installed in both of the boreholes to allow measurement of groundwater levels. The monitoring wells were constructed using flush-threaded 50 mm diameter Trilock pipe with 3.0 meter long 10-slot well screens, delivered to the Site in pre-cleaned individually sealed plastic bags. The screen and riser pipes were not allowed to come into contact with the ground or drilling equipment prior to installation.

A completed well record was submitted to the property owner and the Ministry of the Environment, Conservation and Parks for Ontario (MECP) as per Ontario Regulation 903, as amended. A licensed well technician must properly decommission the monitoring wells prior to construction according to Regulation 903 of the Ontario Water Resources Act.

Groundwater observations and measurements were obtained from the open boreholes during and upon completion of drilling. Groundwater levels were measured in the monitoring wells on May 08, 2026. The groundwater observations and measurements recorded are included on the appended borehole logs.

The borehole locations and ground surface elevations were surveyed by Pinchin using a Trimble Geo 7X Model Global Navigation Satellite System (GNSS) RTK rover. The ground surface elevations are geodetic, based on GNSS and local base station telemetry with a precision static of less than 20 mm. The survey was completed to Projection UTM-17, Datum: NAD 83, Geoid: CGG2013A

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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 Pinchin's 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 Pinchin's material and testing laboratory to determine moisture contents, grain size distribution and Atterberg Limits of the soil. Copies 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 surficial topsoil underlain by silty clay till which in turn was underlain by highly weathered shale bedrock to the maximum borehole termination depths of approximately 6.3 and 6.2 mbgs. The appended borehole logs provide detailed soil descriptions and stratigraphies, results of SPT and pocket penetrometer testing, and moisture content profiles.

Surficial topsoil was contacted at ground surface in both boreholes and was 0.3 to 0.8 m thick.

The topsoil was underlain by silty clay till with variable sand content (trace sand to some sand) and trace gravel. The results of one particle size distribution analysis and Atterberg Limits test are summarized below:

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Borehole / Sample IDs	Sample Depth (mbgs)	Soil Type	Gravel (%)	Sand (%)	Silt (%)	Clay (%)
MW301 SS3	1.5 – 2.1	Silty clay (Lean clay with sand)	1	21	50	28

Borehole / Sample IDs	Sample Depth (mbgs)	Soil Type	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)
MW301 SS3	1.5 – 2.1	Silty clay (Lean clay with sand)	34	18	16

Moisture contents varied from 14 to 27%. At the time of drilling the silty clay till was described as Drier Than The Plastic Limit (DTPL) to Wetter Than The Plastic Limit (WTPL). Based on SPT N-values of 2 to greater than 50 blows per 300 mm and approximate shear strengths of 75 to greater than 200 kPa, the silty clay till had a stiff to hard consistency.

Highly weathered shale bedrock was contacted at both boreholes at depths of 4.2 mbgs (Elevation 122.2 masl at Borehole MW300) and 3.6 mbgs (Elevation 121.4 masl Borehole MW301). Trace silt stone and limestone pieces were noted within the shale. SPT N-values of greater than 50 blows per 300 mm indicate that the shale has a very dense relative density. Moisture contents from 6 to 13% were determined in the shale. The shale was described as DTPL at the time of drilling.

4.2 Groundwater Conditions

Groundwater levels were measured in the monitoring wells on May 8, 2026. Groundwater depths of 4.8 mbgs and 4.1 mbgs were recorded in MW300 and MW301, respectively, corresponding to groundwater elevations of 121.6 masl and 120.1 masl. The measurements are summarized in the appended borehole logs. The groundwater flow direction is anticipated to be south, towards Appleby Creek.

Typically, the grey colour of the soils noted in the boreholes between Elevation 123.4 and 122.2 masl is indicative of permanent saturated conditions, and therefore, the fluctuations of the long-term groundwater should not be expected to drop below this depth. Perched groundwater may occur above these depths particularly following heavy rainfall or snowmelt.

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.

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5.0 SLOPE INSPECTION

A slope inspection was completed by an experienced geotechnical engineer on April 20, 2026, and select site photographs depicting the subject slope are included in Appendix IV.

The inspection followed the procedures outlined in the Ontario Ministry of Natural Resources (MNR) *Technical Guide – River & Stream Systems: Erosion Hazard Limit*, as well as the rating chart from the *Geotechnical Principles for Stable Slopes (GPSS)* (Terraprobe and Aqua Solutions, 1998).

The slope is vegetated with young to some mature trees. Underbrush and light grass cover were present across the majority of the slope.

Top of bank elevation ranged from 125.0 m to 126.25 m reducing from northeast to southwest. Direction of Slope is from north down to the south towards the Appleby Creek.

The table below summarizes the observations made during the visual inspection, including the applicable slope stability ratings in accordance with the MNR and GPSS guidelines. These observations are based solely on conditions observed during the site visit and areas accessible at the time. Photographs taken during the inspection are appended to this letter.

Table 1: Summary of Observations and MNR Rating

Feature Assessed	Observations	MNR Rating
Slope Inclination	The slope is assessed to be 3H to 1V or flatter	**0 points**
Soil Stratigraphy	Based on Geotechnical investigation, Site comprises clay and silt	**12 points**
Seepage from Slope	No seepage zones were noted within the slope. Considered as none or near bottom only seepage.	**0 points**
Slope Height	Based on the survey data, the slope height is 2.1 to 5m.	**2 points**
Vegetation Cover on Slope Face	The slope face includes light vegetation, mostly grass, weeds, occasional trees, shrubs; heavy shrubs or forested with mature trees.	**4 points**
Table Land and Drainage	It appears that table land runoff is generally following the topography of the Site from northeast to southwest. As the site infiltration is weak through clay material, minor drainage is expected.	**2 points**
Proximity of Watercourse to Slope Toe	Less than 15m from slope toe.	**6 points**
Previous Landslide Activity	Yes, some local landslide activity was observed at the top of slope.	**6 points**
	Visual Observation Total Point Value	**32 points**

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Based on the visual slope inspection, a total score of 32 points was assigned, indicating a slightly potential for slope instability. In accordance with the recommendations of the technical guidelines, the slope stability assessment requires site inspection, surveying, preliminary study and detailed report.

6.0 SLOPE STABILITY ASSESSMENT

6.1 General Information

The following subsections contain a discussion of Pinchin's slope stability analysis, and recommendations for the required slope setbacks in accordance with Conservation Halton Policy and Ontario Ministry of Natural Resources (MNR) Guidelines.

The slope stability assessment was completed for the north valley slope of Appleby Creek. The stability assessment was completed along the critical cross-section at the locations illustrated on the attached Figure 3. For the purpose of this study Pinchin has determined the erosion hazard limit by classifying the Site as part of a Confined River System as per the MNR Technical Guide, River and Stream Systems: Erosion Hazard Limit.

In accordance with the MNR guidelines, the development setback consists of:

- A toe erosion allowance
- A stable slope allowance
- An erosion access allowance or regulatory allowance

6.2 Slope Description

The site topography was provided in AutoCAD format and was used to establish the coordinates along the critical section. One section (Section A-A') was considered for the slope stability analysis: extending from the creek to the north (perpendicular to the slope) showing the critical slope condition.

This section is approximately 4.6 m in height and 11.8 m in length, with a slope of approximately 2.56 horizontal to 1 vertical (2.56H:1V). Based on the subsurface investigation, the bank at this location is predominantly composed of silty clay till overlying shale.

6.3 Toe Erosion Allowance

A toe erosion allowance is required when a watercourse is located within 15 m of the toe of slope. The toe erosion component provides an allowance for slope regression due to erosion of the valley wall by watercourse action. Appleby Creek is located at the toe of the slope and is approximately 0.6 to 2.4 m wide within the subject Site.

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Under consideration of the predominant silty clay till material at the slopes and signs of erosion, the MNR guidelines recommend a minimum 5 to 8 m toe erosion allowance from the toe of creek bank. Pinchin recommends a minimum setback of 5 m. The toe erosion allowance is illustrated on Figure 3.

6.4 Stable Slope Allowance

One representative cross-section (A-A') was analyzed to determine the inherent factor of safety and stable slope inclination for a factor of safety of 1.5.

The information from the boreholes and slope profiles were used for slope stability analyses. The slope analyses were modelled using Slope/W program part of the Geo-Studio 2021 software package.

The soil parameters used in the analyses have been estimated based on the results of the field and laboratory testing, empirical correlations in literature, Pinchin experience and are as follows:

Material Type	Angle of Internal Friction (degrees)	Unit Weight (kN/m^3)	Effective Cohesion (kPa)
Silty Clay Till	28	21	2
Highly weathered Shale Bedrock	20	24	50

The depth to bedrock has been interpretated based on observations made at the borehole locations. Bedrock was contacted at the current boreholes advanced near the existing top of slope at depths of 4.2 mbgs (Elevation 122.2 masl) and 3.6 mbgs (Elevation 121.4 masl). The lowest bedrock elevations of 121.4 masl were used in the slope stability assessment.

The groundwater level was assumed at elevation 122.0 masl (high water level as determined by water level observations at the boreholes with 1m increase to consider seasonal variation) within the table land.

The recommended factor of safety for the active land-use category (i.e., habitable or occupied structures near slope; residential, commercial, and industrial buildings, retaining walls; storage/warehousing of non-hazardous substances) as defined by the MNR guidelines is 1.3 to 1.5. Considering the site geology, Pinchin recommends the use of a factor of safety of 1.5 for drained (static loading) condition.

The inherent factors of safety are closely related to the slope geometry (i.e., slope inclination and height), groundwater level (i.e., porewater pressure within the slope), and soil strength.

The slope stability analyses were carried out for a number of potential failure modes. The various failures analyzed include shallow transitional type failures of the residual soil, medium depth rotational failures at the bottom and top of the slope, and deep rotational failures through the entire height of the slope. The

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results indicate that shallow to medium depth failures through the overburden soils govern in the overall stability of the valley slope.

The following table summarizes the minimum factor of safety obtained from the slope stability analyses at cross section A-A'. Supplementary analyses were carried out to determine the steepness of a slope that would create a factor of safety of 1.5. The results indicate that slope inclinations of 2.2H:1V yield a factor of safety of at least 1.5 under drained condition, which is considered acceptable.

The results of the analyses are also illustrated on Appendix VI.

Cross Section	Minimum Factor of Safety	Stable Slope Allowance from Top of Slope for Factor of Safety of 1.5
Existing Slope - Section A-A Existing Slope	1.74	Stable under current conditions
Result for Slope at 2.2H : 1V	1.5	9.9 m (related to slope height)

The stable slope allowance is illustrated on Figure 3. This allowance is dependent on the slope height and varies from approximately 9.9 m in the northeastern and central portions of the slope, decreasing to approximately 7.1 m from the central portion toward the southwest.

6.5 Conservation Halton Allowance

Appleby Creek is located out of the major valley system within Conservation Halton. According to Conservation Halton Policies, a 7.5 m allowance adjacent to the stable top of bank applies. The regulatory allowance is illustrated on Figure 3.

6.6 Total Development Setback

The Total Development Setback for the Site has been determined based on the following components:

- 5 metre toe erosion allowance;
- Stable slope allowance, which equals 2.2 by the slope height (from 9.9 to 7.1m); and,
- 7.5 m Conservation Halton Allowance.

The Total Development Setback is shown on the Borehole Location Plan Figure 3 and on slope cross section A-A' analysis results.

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6.7 General Comments

The vegetation cover within the slope should be maintained. The vegetation root system will reinforce the soils within the slope and further reduce soil moisture. Artificial watering of greenspace as well as low spots between the slope and the subject Site should be avoided as water may pond and infiltrate into the slope thereby increasing pore pressures and reducing the slope stability.

Surface runoff must be collected and directed away from the slope to prevent surface erosion from runoff over the slope. Runoff should be directed toward properly sloped and draining ditches / swales along existing or planned roadways or an outlet at the bottom of the slope.

7.0 TERMS AND LIMITATIONS

This Geotechnical Investigation was performed for the exclusive use of Dream Summit (1250 Appleby Line) LP. (Client) in order to evaluate the subsurface conditions at 4495 North Service Road (1250 Appleby Line), Burlington, 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

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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.

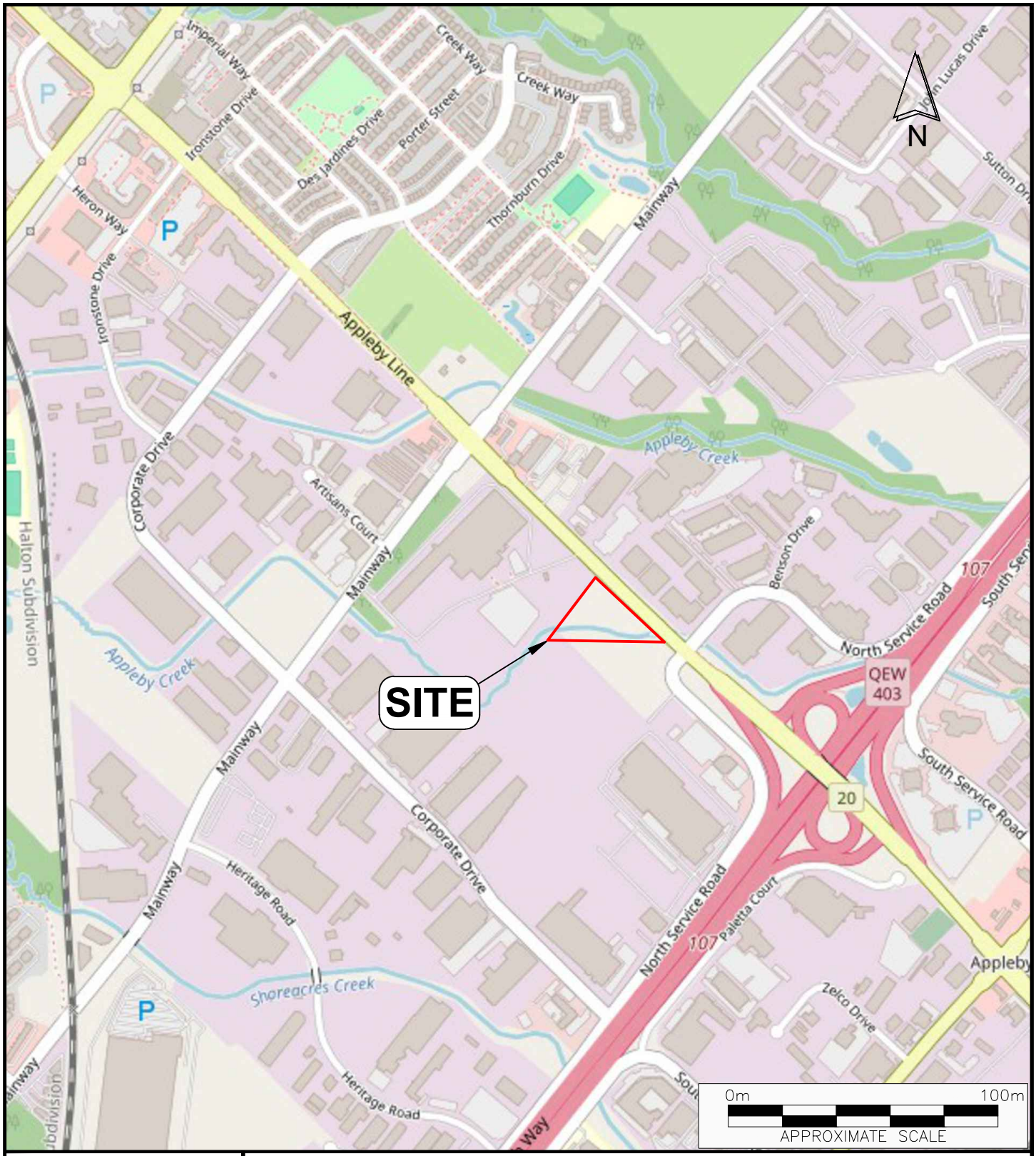
Specific limitations related to the legal and financial and limitations to the scope of the current work are outlined in our proposal, the attached Methodology and the Authorization to Proceed, Limitation of Liability and Terms of Engagement which accompanied the proposal.

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.

Template: Master Geotechnical Investigation Report – Ontario, GEO, January 23, 2025

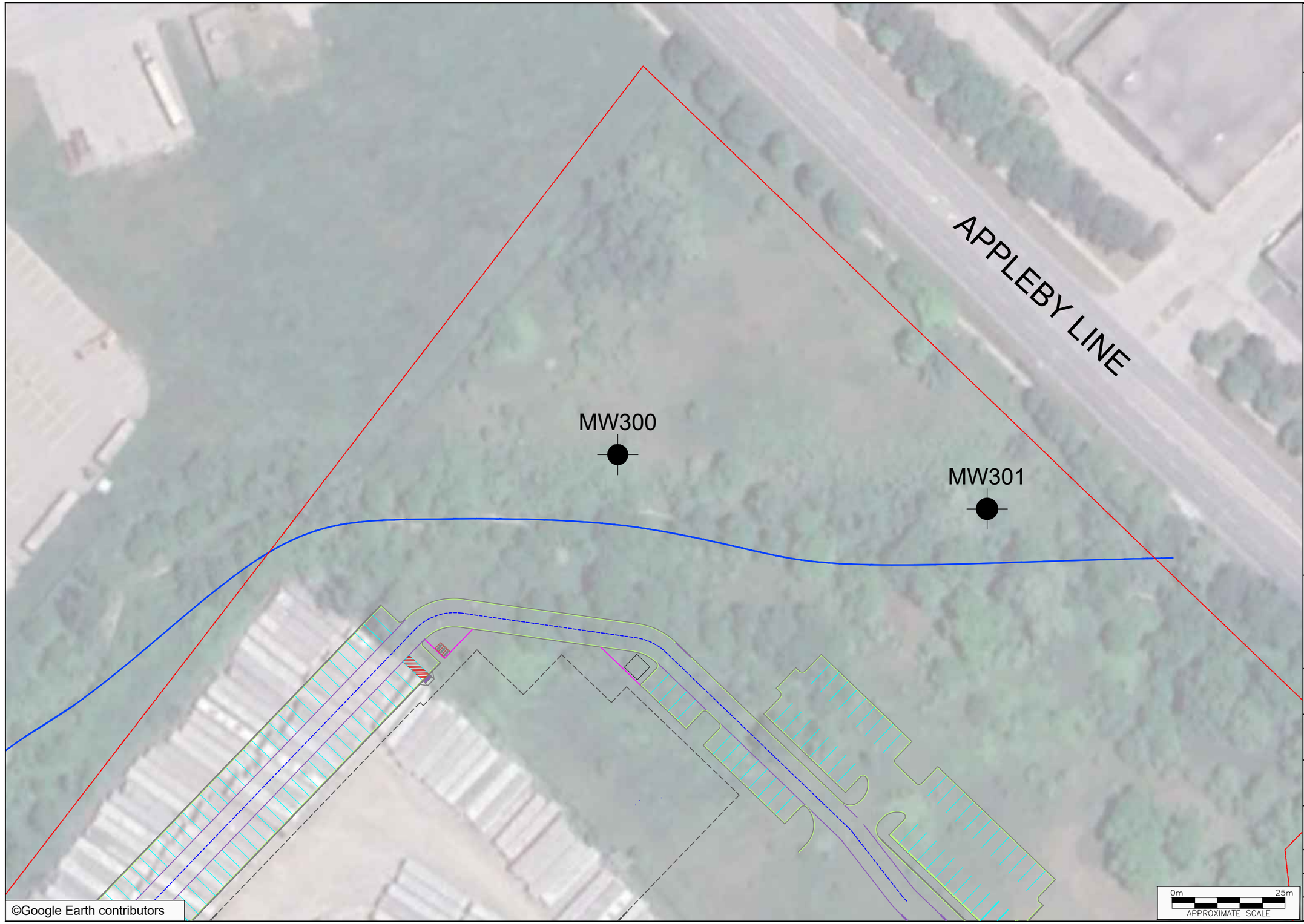
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FIGURES



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PROJECT NAME: SLOPE STABILITY ASSESSMENT PROPOSED COMMERCIAL DEVELOPMENT					
CLIENT NAME: DREAM SUMMIT INDUSTRIAL (1250 APPLEBY LINE) LP					
PROJECT LOCATION: 4495 NORTH SERVICE ROAD, BURLINGTON, ONTARIO					
FIGURE NAME: KEY MAP					FIGURE NO.: 1
PROJECT NUMBER: 371371.002	SCALE: 1:2,000	DRAWN BY: KM	REVIEWED BY: NN	DATE: MAY 2026	



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LEGEND

- SITE BOUNDARY
- BUILDING OUTLINE
- MONITORING INSTALLED (XXXXX)
- APPLEBY CREEK

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

PINCHIN

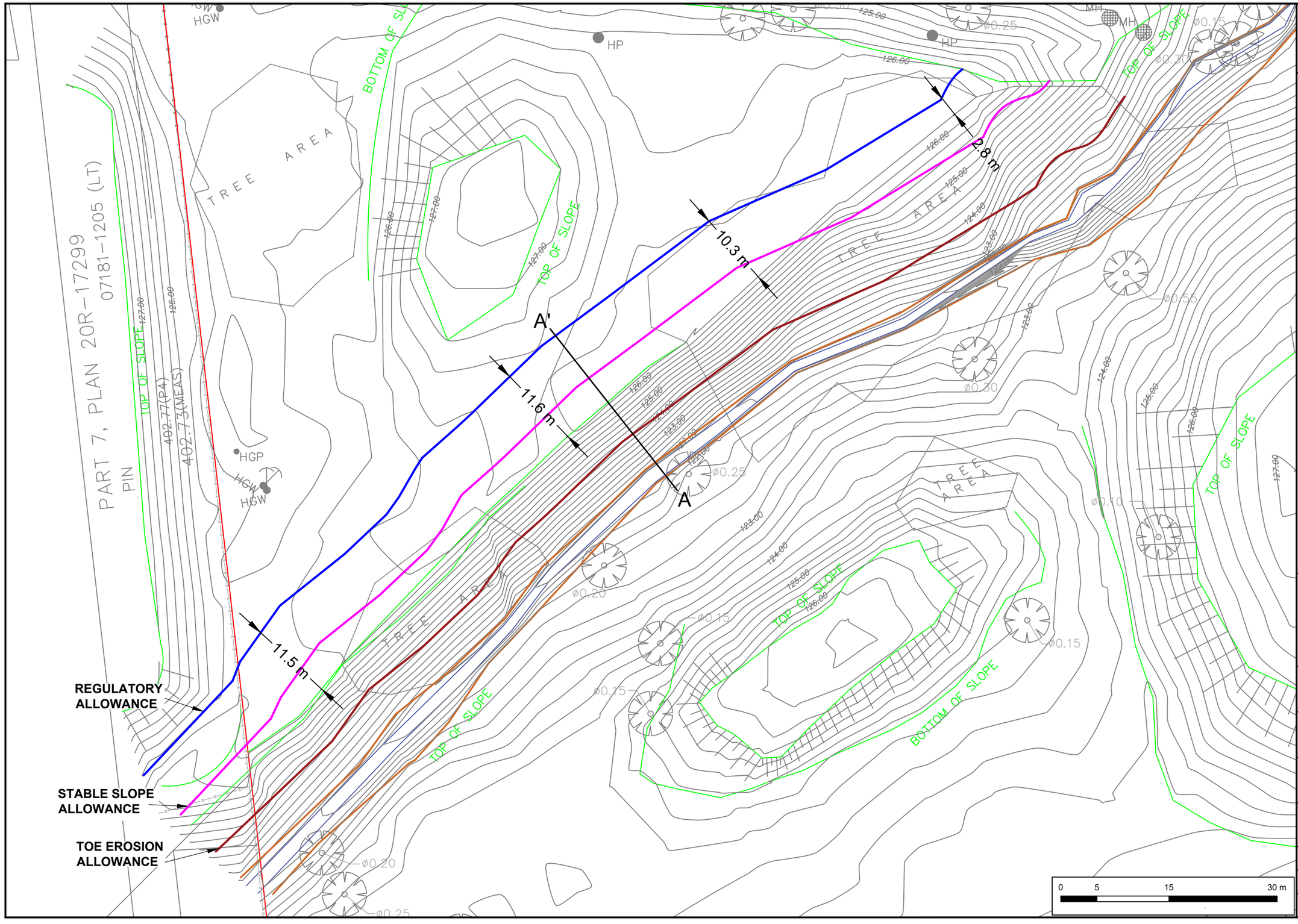
PROJECT NAME:
SLOPE STABILITY ASSESSMENT
PROPOSED COMMERCIAL DEVELOPMENT

CLIENT NAME:
DREAM SUMMIT INDUSTRIAL (1250 APPLEBY LINE) LP

PROJECT LOCATION:
4495 NORTH SERVICE ROAD, BURLINGTON, ONTARIO

FIGURE NAME:
MONITORING WELL LOCATION PLAN

PROJECT NUMBER:	SCALE:
371371.002	AS SHOWN
DRAWN BY: KM	REVIEWED BY: NN
DATE: MAY 2026	FIGURE NUMBER: 2



N

LEGEND

- SITE BOUNDARY
- TOP OF SLOPE
- CROSS-SECTION LINE
- TOE EROSION ALLOWANCE
- STABLE SLOPE ALLOWANCE
- REGULATORY ALLOWANCE

NOTES:
1. ALL FEATURES AND MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.

2. USE DIMENSIONS AS SHOWN, DO NOT SCALE DRAWING.

3. THIS DRAWING IS NOT TO BE USED FOR LEGAL PURPOSES.

CREDITS: SURVEY -1385-topo-og.dwg and 3220-4SK-ALL.dwg PROVIDED BY THE CLIENT.

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PROJECT NAME:
SLOPE STABILITY ASSESSMENT
PROPOSED COMMERCIAL DEVELOPMENT

CLIENT NAME:
DREAM SUMMIT INDUSTRIAL (1250 APPLEBY LINE) LP

PROJECT LOCATION:
4495 NORTH SERVICE ROAD
BURLINGTON, ONTARIO

FIGURE NAME:
DEVELOPMENT SETBACK ON THE SITE PLAN

PROJECT NUMBER:	SCALE:
371371.002	AS SHOWN
DRAWN BY:	REVIEWED BY:
MH	NN
DATE:	FIGURE NUMBER:
MAY 2026	3

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 split spoon 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%

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Soil Classification		Terminology	Proportion
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, 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

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Cohesive Soil		
Consistency	**Undrained Shear Strength (kPa)**	**SPT N-Index (blows per 300 mm)**
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

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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

Premeability

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

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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

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APPENDIX II

Pinchin's Borehole Logs

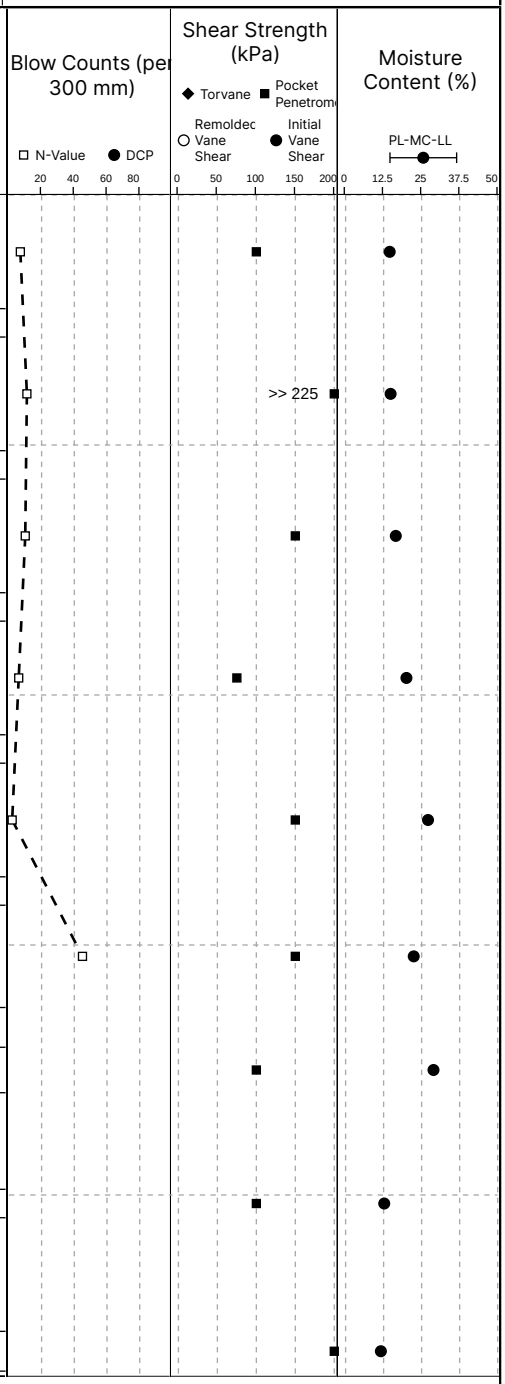
Phase Two Environmental Site Assessment

MW300

Project Number: 371371.001	Drilling Company: Strata Drilling Group	Total Depth: 6.2 m
Log Type: Borehole	Drilling Method: Split Spoon Sampler	Date Completed: 05/01/2026
Site Location: 4495 North Service Road, Burlington, Ontario	Drilling Equipment: Geoprobe 7822DT	North/East: 4804169.00, 598983.50
	Surface Elevation: 126.41 m	Horizontal Datum: WGS 84 / UTM zone 17N
Client: Dream Summit (1250 Appleby Line) LP.	Top of Well Elevation: 127.425 m	

Depth (m)	Symbol	Subsurface Description	Elevation (m)	Well	Sample Type	Sample Specimen ID	Blow Counts (N Value)	Recovery (%)
			126.4					
		TOPSOIL Silty Clay, some sand, dark brown, stiff, DTPL, with organics, roots and leaves.			SS	1	1-2-5-5 (7)	70
			126.0					
		CLAY TILL Silty Clay, trace sand, trace topsoil, reddish brown, stiff, DTPL						
1		Trace sand, trace gravel, reddish brown, hard, trace fine rootlets			SS	2	3-5-6-7 (11)	80
			125.0					
		Some gravel, trace organic, dark brown, very stiff, APL, angular shale and limestone pieces		Bemtonite	SS	3	2-4-6-7 (10)	90
2		Very stiff, WTPL, greenish grey siltstone seam						
			124.0		SS	4	2-2-4-6 (6)	80
		Trace organic, stiff, trace rootlets						
3		Trace organic, dark grey, very stiff, trace rootlets			SS	5	1-0-2-6 (2)	90
			123.0					
4		Trace sand, trace, greyish brown, very stiff, trace shale, trace siltstone			SS	6	4-5-40-50/3" (45)	100
		BEDROCK Shale, reddish brown, very stiff, DTPL, highly weathered	122.0	Sand Screen				
		Stiff, greenish grey siltstone			SS	7	50/9"	20
5			121.0	05/08/2026	SS	8	50/6"	30
		Trace sand, reddish brown, stiff, highly weathered, trace siltstone and limestone pieces		05/08/2026				
6					SS	9	42-50/2"	25

Borehole terminated at 6.30 mbgs.



NOTES:
-

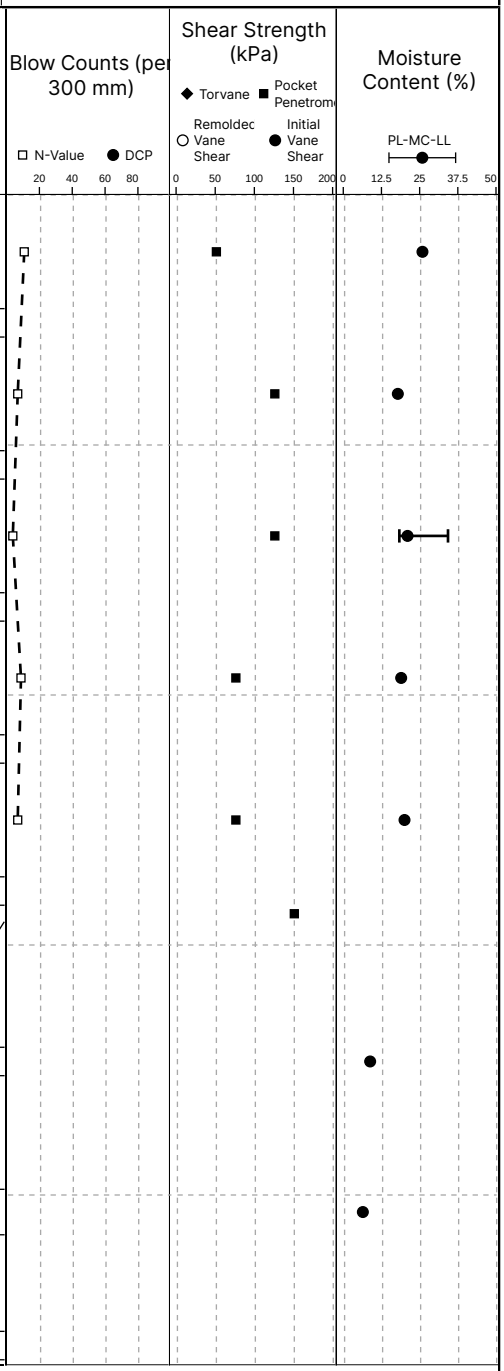
Logged By:	JL
Review By:	-
Version:	complete

Phase Two Environmental Site Assessment

MW301

Project Number: 371371.001	Drilling Company: Strata Drilling Group	Total Depth: 6.3 m
Log Type: Borehole	Drilling Method: Split Spoon Sampler	Date Completed: 05/01/2026
Site Location: 4495 North Service Road, Burlington, Ontario	Drilling Equipment: Geoprobe 7822DT	North/East: 4804156.00, 599065.50
	Surface Elevation: 125.01 m	Horizontal Datum: WGS 84 / UTM zone 17N
Client: Dream Summit (1250 Appleby Line) LP.	Top of Well Elevation: 125.904 m	

Depth (m)	Symbol	Subsurface Description	Elevation (m)	Well	Sample Type	Sample Specimen ID	Blow Counts (N Value)	Recovery (%)
		TOPSOIL Silty Clay, trace sand, dark brown, firm, WTPL,	125		SS	1	2-5-5-5 (10)	20
1		**CLAY TILL** Silty Clay, trace sand, trace gravel, greyish brown, very stiff, APL, siltstone pieces	124.0	Bentonite	SS	2	3-3-3-4 (6)	90
		Very stiff, WTPL, trace fine rootlets	123.0		SS	3	2-1-2-3 (3)	90
2		Stiff, WTPL			SS	4	4-4-4-6 (8)	70
		Dark grey, stiff, with gravel seams	122.0	Sand				
3				Screen	SS	5	2-2-4-6 (6)	100
		BEDROCK Shale, reddish brown, very stiff, DTPL, highly weathered, siltstone and limestone pieces	121.0	05/08/2026	SS	6	50/4" ()	20
4				05/08/2026				
					SS	7	50/6"	20
5			120.0	Sand	SS	8	42- 50/4"	40
6			119.0		SS	9	50/6"	20



Borehole terminated at 6.24 mbgs.

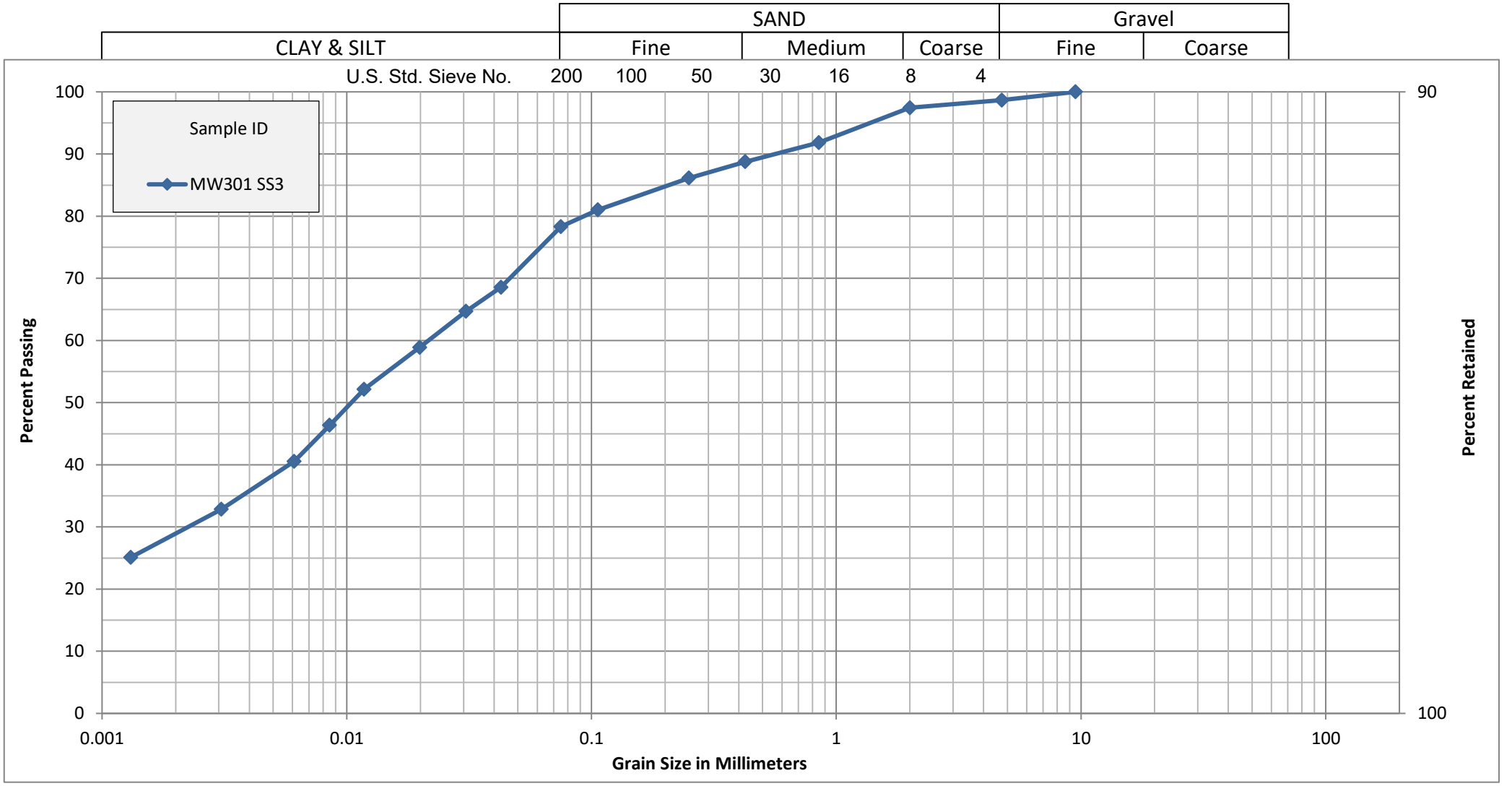
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Logged By:	JL
Review By:	-
Version:	complete

APPENDIX III

Laboratory Testing Reports for Soil Samples

Unified Soil Classification System



Sample ID	Depth (ft)	% Gravel	% Sand	% Silt	% Clay
MW301 SS3	5.0-7.0	1.0	20.7	50.3	28.0

PINCHIN

Pinchin Waterloo - 225 Labrador Drive,
Unit 1, Waterloo, Ontario N2K 4M8

PARTICLE SIZE DISTRIBUTION ANALYSIS

Slope Stability Assessment - 4495 North Service Rd, Burlington, ON
Dream Summit Industrial LP

Figure No. 1

371371.002

Reviewed By:

More information available upon request

Atterberg Limits

LS 703&704 / ASTM D4318

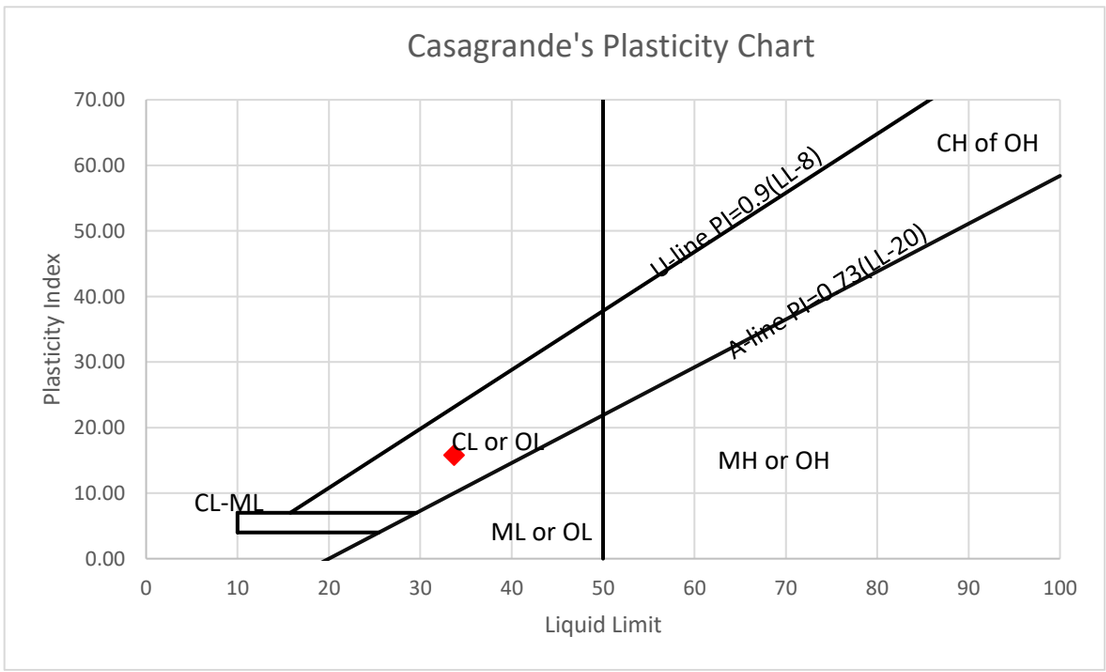
Project Name: Slope Stability Assessment
Project No. 371371.002
Client: Dream Summit Industrial LP
Location: 4495 North Service Rd, Burlington, ON
Material: Soil
Sample: MW301 SS3 5.0-7.0'

Test Date: May 13, 2026
Tested By: B Frank
Sample Date: May 1, 2026
Sampled By: J Laplante
Reviewed By: V Marshall

Liquid Limit - Method A - Mechanical						
Pot Number	1	2	3			
Number of blows	34	25	16			
Wet mass + pot	30.31	30.65	31.04			
Dry mass + pot	26.72	26.83	27.05			
Tare	15.69	15.50	15.76			
Water content %	32.55	33.72	35.34			

Plastic Limit - Hand Rolled			
Pot Number	1	2	
Wet mass + pot	25.67	24.93	
Dry mass + pot	24.15	23.50	
Tare	15.68	15.49	
Water content %	17.9	17.9	

PI = LL - PL	
Liquid Limit %	**34**
Plastic Limit %	**18**
Plastic Index	**16**
Non Plastic	



** More information available upon request*

APPENDIX IV

Slope Inspection Photo Log



Photo 1 Looking toward northwest of the subject slope, tree and grass coverage condition



Photo 2 Looking toward east of the subject slope, tree and grass coverage condition

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Photo 3 Looking southwest the local instability toward the creek.



Photo 4 Surface cracks and scarps observed on the slope, indicating evidence of localized slope instability at the center-west of the slope.

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Photo 5 Surface cracks and scarps observed on the slope, indicating evidence of localized slope instability (same location as above)

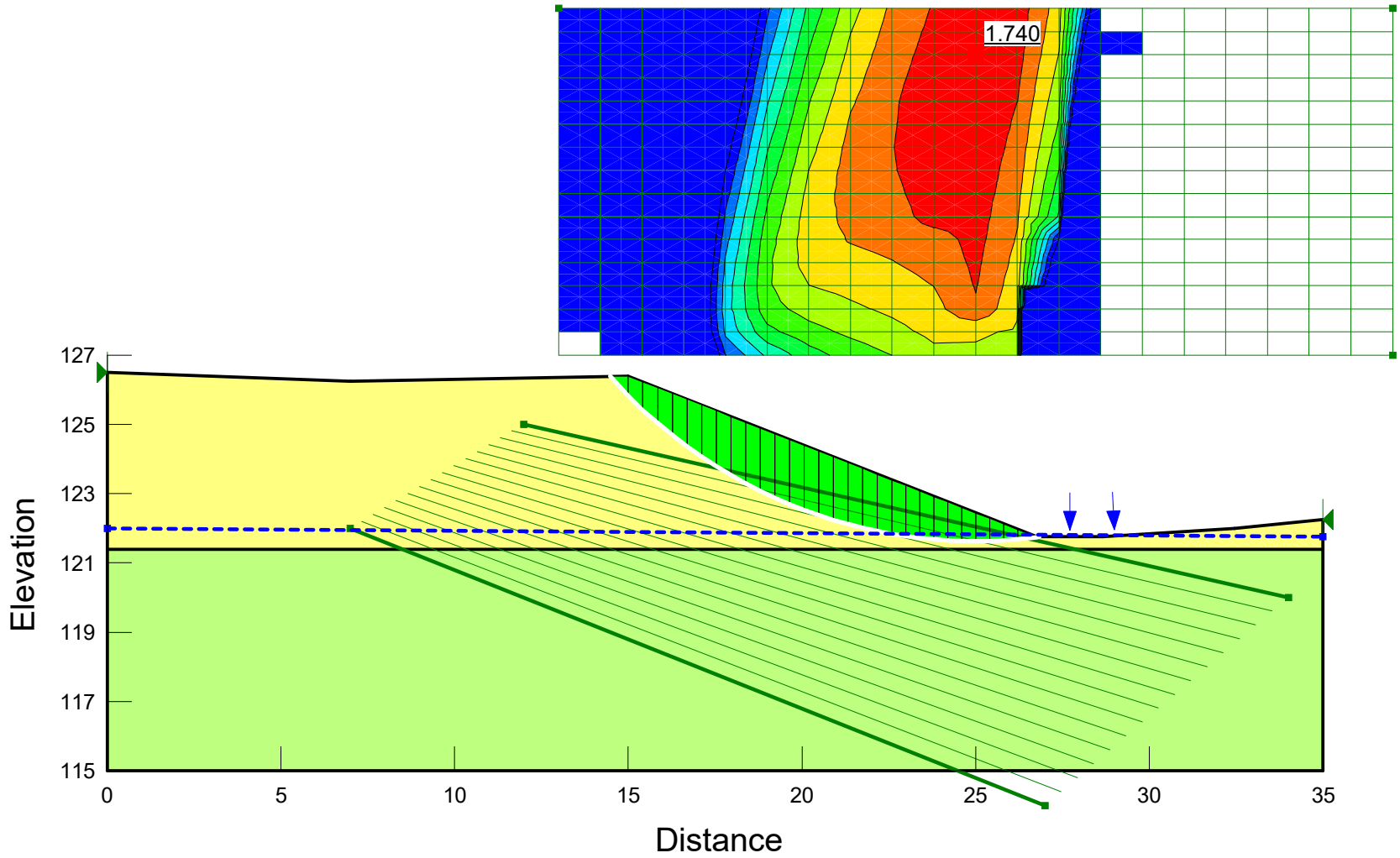


Photo 6 Looking east in eastern portion of slope. Note localized bend tree growth and minor leaning of trees

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APPENDIX V

Slope Stability Analysis



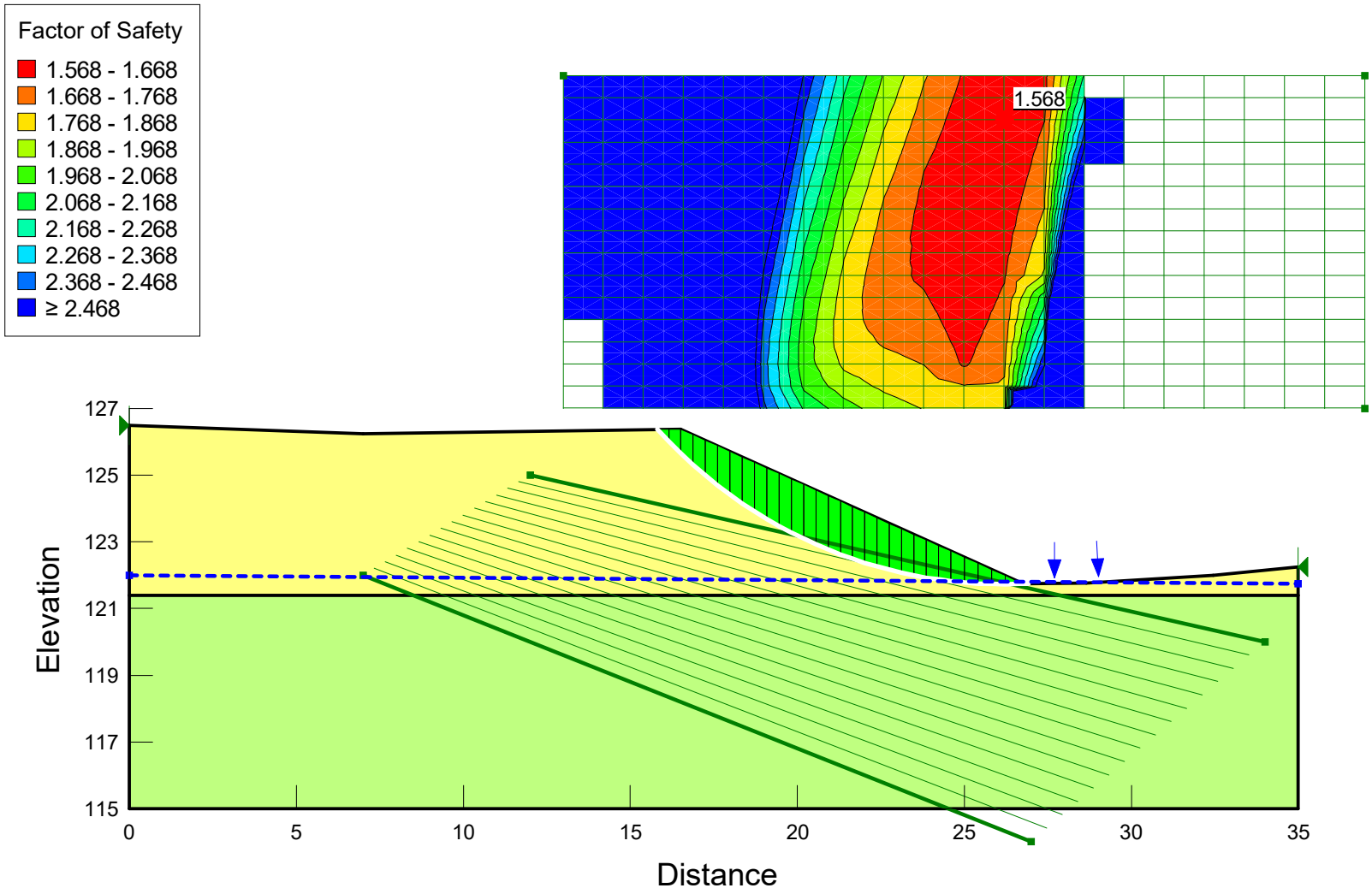
Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)
	Silty Clay	21	2	28
	Weathered Shale	24	50	20

4495 North Service Road, Burlington, ON

Slope/W Analysis

Section A-A'_ Existing Condition_20260525

Date: 2026-05-25



Color	Name	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)
	Silty Clay	21	2	28
	Weathered Shale	24	50	20

4495 North Service Road, Burlington, ON

371371.002 Slope/W Analysis

Section A-A'_ Stable Slope (2.2H:1V)_20260525

Date: 2026-05-25

APPENDIX VI

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

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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 appropriate Provincial 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.

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