7 October 2021 Project No. 21494739-001-L-Rev2

Mr Nathan Cairney
Charter Hall Holdings Pty Ltd, care of Tactical Group

LETTER OF SUPPORT FOR THE SSD MODIFICATION OF THE MINTO WAREHOUSE AND LOGISTICS HUB TO RECONFIGURE THE LAYOUT OF THE WAREHOUSES

Dear Nathan,

Golder Associates (Golder) presents this letter of support to the Tactical Group (Tactical) who are acting on behalf of their client Charter Hall Holdings (Charter Hall). Golder have considered the proposed modification to the development of the Minto Warehouse and Logistics Hub at 5 and 9 Culverston Road Minto. NSW (the site). Golder has reviewed the site plans for the proposed Site Significant Development (SSD – 7500) modification which seeks to change the approved warehouse layout at the site. Golder considers that the modification and consent conditions both remain appropriate in regards to the management of the identified area of environmental concern, identified by Golder as the contaminated land associated with the fuel infrastructure in the centre of the western portion of the existing car storage site.

Golder supports the modification and considers the existing consent condition (B34) remains appropriate. This will allow construction of the warehouses which are not within proximity of the area of environmental concern to proceed (warehouse stage 1,2 & 4), independently of construction activities related to the area of environmental concern which affects warehouse stage 3. Acknowledging that all construction activities are to proceed under construction environmental management plans as required in the consent conditions, and the remediation of the area of environmental concern will occur under the existing consent conditions B32 to B39. Golder has reached this conclusion based on the information presented in this letter.

Background

Golder have been provided with the Notice of Determination document for the SSD Application and the relevant consent conditions. These documents contain the current conditions for consent for the SSD approval as determined on the 23 June 2017 by the then NSW Department of Planning and Environment (DPE 2017). Conditions B32 to B39 in the consent describe the Contamination and Remediation requirements. Of most relevance to this letter of support is condition B34. Condition B34 reads:

"*Prior to the commencement of construction, except for the extent of demolition works required to access the area of environmental concern and the construction works associated with warehouse 1A, 1B and 1C, the applicant must remediate the area of environmental concern within the site identified in, and in accordance with the Remedial Action Plan endorsed by the appointed NSW EPA Site Auditor.*"

Golder has previously completed preliminary and detailed site investigations and a prepared a remediation action plan (RAP) to address the area of environmental concern during the development of the site. The RAP describes the remediation and management works required during construction for the area of contaminated

Golder Associates Pty Ltd
Level 8, 40 Mount Street, North Sydney, New South Wales 2060, Australia T: +61 2 9478 3900 F: +61 2 9478 3901

A.B.N. 64 006 107 857

land and associated with fuel storage and dispensing, as identified at the site during the 2016 investigations. This nature and extent of the contaminated area is defined in the following Golder environmental reports and approved under SSD 7500:

- Phase I and Limited Phase II, Environmental Site Assessment – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW, Prepared by Golder Associates, April 2016. 1648232-003-R-Rev0 (Golder 2016a).
- Detailed Environmental Site Assessment, Central Precinct – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW. Prepared by Golder Associates, September 2016. 1648232-006-R-Rev) (Golder 2016b).
- Remediation Action Plan – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW, Prepared by Golder Associates, February 2017. 1648232-007-R-Rev1 (Golder 2017).

Tactical have advised Golder that during the property transaction, the new site owner, Charter Hall Holdings Pty Ltd, engaged WSP to carry out groundwater monitoring event (five wells) and a site inspection in June 2020 as part of their due diligence process. The WSP investigation has been reviewed by Golder. The two WSP reports are:

- Qube Minto – Preliminary Environmental Desktop Findings: Culverston Road, Minto, Prepared by WSP, 19 June 2020. PS120482-CLM-LTR-001 RevB, Prepared for Charter Hall ATT. (WSP 2020a)
- Environmental and Geotechnical Due Diligence: Culverston Road, Minto NSW, Prepared by WSP, 18 August 2020. PS120482-CLM-LTR-001 RevB. Prepared for Charter Hall Holdings Pty Limited. (WSP, 2020b)

Tactical have advised Golder that the proposed modifications will slightly amend the layout of the proposed warehouse locations. The original layout of the warehouses, Warehouse 1A, 1B, 1C and 1D, is shown in Figure 1. The new layout of the warehouses proposed in the SSD modification are shown in Figure 2 as Stage 1, 2, 3 and 4, warehouse. Both the original Warehouse 1D, now called Stage 3 warehouse are located within the proximity of the area of environmental concern (contamination) related to the above ground storage and dispensation of petroleum products on the site. This contamination was identified by Golder during the environmental investigations in 2016 as noted above.

The remediation area is defined in the RAP (Golder 2017)

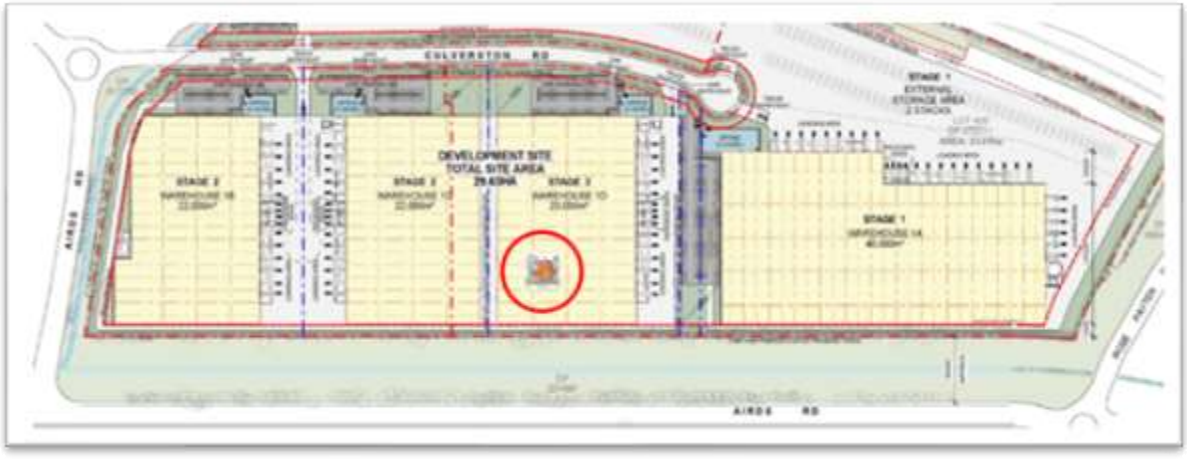

Figure 1: Approved warehouse layout with the Remediation Area added as shown inside the red circle.

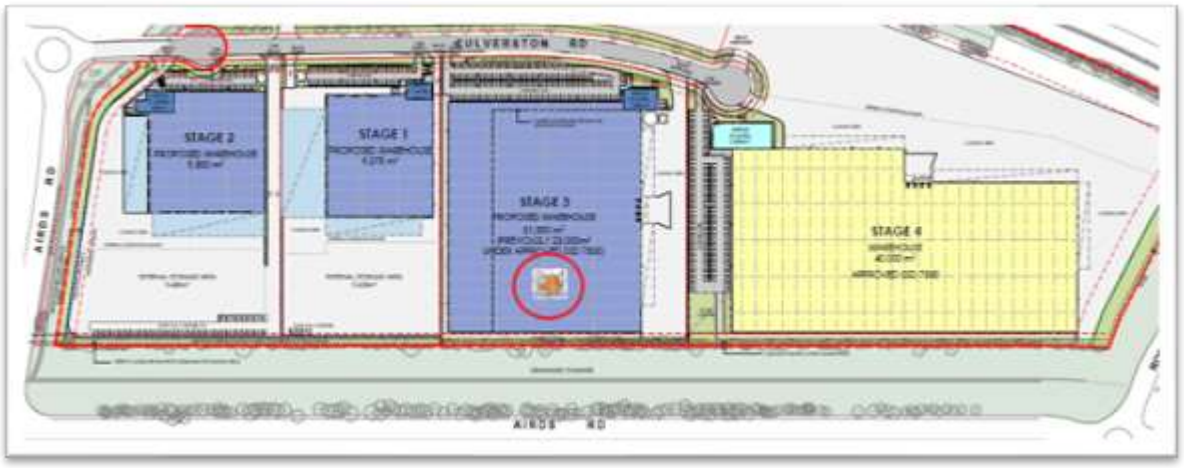

Figure 2: Proposed modification to the warehouse layout with the Remediation Area added as shown inside the red circle.

Review of existing reports

Table 1 provides a review of the previous Golder environmental site investigations carried out at the site during 2016-2017 (approved under SSD 7500) and the WSP assessment reports conducted in 2020.

Table 1: Summary of Previous Site Investigations

Assessment Report	Environmental Investigation Summary
Phase I and Limited Phase II Environmental Site Assessment – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Rd, Minto, NSW Golder Associates April 2016 (Golder 2016a)	Golder conducted a Phase I and Phase 2 contaminated land investigation. The purpose of the Phase 1 part of the ESA was to assess the site history related to identifying activities which may have potentially caused environmental contamination. The limited Phase 2 component included soil and groundwater investigation across the site. Soil samples were collected and analysed from twelve on-site locations, including eight boreholes (GA-BH01 - GA-BH08) and four hand auger locations (GA-HA01 – GA-HA04). Four of these boreholes were converted to monitoring wells (GA-BH02, GA-BH04, GA-BH05 and GA-BH08) from which groundwater samples were collected and analysed. The assessment indicated that the concentrations of reported analytes in both soil and groundwater were generally less than guidelines for the protection of human health, and ecological receptors within the nearby fresh water receiving environment, Bow Bowing Creek which runs north adjacent to the western boundary of the site. An exception was the elevated concentrations of cadmium and zinc in some groundwater samples. Cadmium was not reported as an exceedance at the downgradient site boundary, hence the risk to freshwater receptors was considered to be low. The zinc exceedances were reported in groundwater entering site from both the southern and eastern boundaries, and therefore were likely indicative of natural background conditions.

Assessment Report	Environmental Investigation Summary
	At the time of the investigations Golder were not permitted to undertake intrusive investigations in the central portion of the site.
Detailed Site Investigation Central Precinct, Minto Warehouse and Logistics Hub, 5 and 9 Culverston Rd, Minto, September 2016. Golder Associates August 2016 (Golder 2016b)	A detailed Phase II ESA was conducted on the central precinct of the site. Soil samples were collected from eleven boreholes. Groundwater samples were collected from five boreholes that were converted into groundwater monitoring wells. These results were assessed against the guidelines to assess the suitability of the site for the proposed development. The soil analytical results reported exceedances of the NEPM 2013 Management Limit Criteria at locations SB6 and MW4 (locations within close proximity to the fuel storage area) and exceedances of the Ecological Screening Levels (ESL) at SB6, however, the ESL exceedances were not believed to be significant enough to warrant further assessment or remediation, when taking the future site use into consideration. The groundwater results reported minor exceedances of the NEPM 2013 GILs of cadmium, zinc and nickel in the groundwater wells as well as exceedances of the NEPM 2013 GILs (fresh water) criteria reported for naphthalene at monitoring wells MW3 and MW4. The report concluded that an assessment of the soil and groundwater quality at nominated locations positioned in the central precinct of the site, indicates that a remediation action plan for soils will be required for the fuel infrastructure area, due to the reported exceedances for the NEPM 2013 Management Limit criteria at two locations (SB6 and MW4) for TRH >C10-C16 fraction F2. The remediation action plan should focus on the areas to the north and east of the fuel infrastructure. In summary, the assessment concluded that the soil and groundwater quality at nominated locations positioned around the central precinct of the site indicates that the concentrations of reported analytes in both soil and groundwater were generally less than guidelines for the protection of human health, and ecological receptors within the nearby fresh water receiving environment. An exception was the elevated concentrations of cadmium, nickel, zinc, however, these results do not represent a potential risk based on the future land development proposed. There were exceedances in the NEPM 2013 GILs (fresh water) criteria for naphthalene at monitoring wells MW3 and MW4 in the central precinct of the site. It was recommended that these impacts be considered during the future development of the site, to ensure impacted water is not extracted and directly discharged into the environment during future works.
NSW EPA letter: Comments on SSD 7500, DOC16/75388-04:PW dated 15	During the State Significant Development (SSD) review process, the NSW Environmental Protection Authority (NSW EPA) reviewed the Golder DSI report (Golder, 2016b) at the request of the NSW Department of Planning and

Assessment Report	Environmental Investigation Summary
November 2016 (NSW EPA 2016)	Environment (DPE). The NSW EPA provided the following comments for DPE's consideration: ■ The EPA recommended that the RAP include detailed information on the remediation and management of contaminated groundwater, rather than have this included within the Construction Environmental Management Plan (CEMP). ■ Due to the potential risk to Bow Bowing Creek, the DPE may wish to seek a Site Auditor Statement Part B for the RAP to ensure that it is able to make the site suitable for its intended use. ■ Contamination levels at the site may trigger the duty to formally notify the EPA on contamination under Section 60 of the Contaminated Land Management Act 1997 (CLM Act), and the DPE should advise the proponent of this regulatory notification requirement.
Golder letter: Response to EPA Comments, Reference No. 1648232-009-L-Rev3 dated 27 February 2017.	Golder provided the following response regarding the NSW EPA comments: ■ The RAP is to be amended to include the management of groundwater should it be encountered during the future construction process so that potentially contaminated groundwater is not inappropriately discharged directly to stormwater and the subsequent receiving environment. The RAP will not include the 'remediation' of the naphthalene impacted groundwater as there is no immediate health or environmental risk identified. ■ If groundwater is managed appropriately, concentrations of naphthalene do not represent a risk to the current or proposed land use, and unlikely to represent a risk to offsite human health or environmental receptors. Concluding that a Section B Site Audit Statement is not warranted. The impacted groundwater is unlikely to migrate off-site and is not considered to affect the suitability of the site for the proposed use. As such, the site may not trigger the intentions of the duty to notify. Further legal advice regarding the duty to report was recommended.
Remediation Action Plan – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW, Prepared by Golder Associates, February	Golder developed a RAP in 2017 (Golder, 2017b) for consideration of the contamination identified in the central precinct of the site, the extent of remediation required, regulatory compliance requirements and development permissions, source removal requirements and identified suitable validation and management of residual contamination during the remediation and construction process. The RAP describes the removal of fuel infrastructure on the site, including the above ground storage tanks (ASTs), the associated fuel infrastructure and the excavation and remediation of contaminated soil. The ASTs are vaulted tanks which are within subsurface concrete bunds and are not buried underground.

Assessment Report	Environmental Investigation Summary
2017. 1648232-007-R-Rev1. (Golder 2017b)	Subsequently, groundwater beneath the site may be encountered during the proposed fuel infrastructure removal excavations. It was determined the impacted groundwater may present a possible risk to the receiving environment (Bow Bowing Creek) if discharged directly to stormwater, and must be managed appropriately, either by offsite treatment and disposal or onsite treatment and disposal as trade waste. The RAP presents the remediation area as the area shaded in orange below: 
MEMO, Preliminary Environmental Desktop Findings: Culverston	The preliminary desktop review provided the new site owner (prior to purchase) a summary of the site including site history, identifying potential sources of

Assessment Report	Environmental Investigation Summary
Road, Minto, NSW, June 2020. WSP June 2020 (WSP 2020a)	contamination and a review of the following documents as part of their due diligence process: ■ Minto properties information Memorandum, May 2020. UBS (not sighted by Golder) ■ Phase I and Limited Phase II Environmental Site Assessment (Golder, 2016a) The memo provides a summary of the site inspection completed by WSP, and the interviews held with tenants documenting site features and potential sources of contamination.
Environmental and Geotechnical Due Diligence Report: Culverston Road, Minto, NSW, August 2020. WSP August 2020 (WSP 2020b)	An Environmental and Geotechnical Due Diligence Assessment was undertaken at the site by WSP with the purpose to inform the potential acquisition and likely future redevelopment of the site. A groundwater investigation was completed utilising five of the nine existing monitoring wells (MW1 – MW5) located in the vicinity of the on-site refuelling infrastructure. The assessment monitored the current groundwater conditions that had previously identified petroleum contamination related to this central portion of the site. The groundwater results reported concentrations of naphthalene exceeding the NEPM 2013 GILs for freshwater ecosystems at monitoring wells MW3 and MW4. In comparison to the 2016 GW data, some minor variation was reported; however, concentrations were generally consistent with the 2016 GW data. The standing water levels (SWLs) ranged from 44.838 meters Australian Height Datum (mAHD) (MW3) to 44.685 mAHD (MW4), indicating that the groundwater table is very flat (15cm change in elevation across 46m between MW3 and MW4 across this central area of the site where contamination has been identified). The flow direction remains inferred to flow north-west, consistent with 2016 data. The depth to groundwater (3.05 to 3.37 metres below ground surface is only slightly higher (approximately 15cm) than the 2016 levels reported in Golder 2016a. WSP recommended that due to the groundwater contamination (naphthalene) not being delineated to the north and west of the refuelling infrastructure, further assessment may be required to assess the potential impact of receiving environmental and ecological receptors (Bow Bowing Creek) to meet future site audit requirements. Golder notes that the WSP report has not reported on the data quality and validation process undertaken to ensure the data is suitable for environmental interpretation.

Site Conditions Summary

Previous investigations state that the ground conditions underneath the asphalt or concrete layer typically comprised of a sandy gravelly topsoil underlain by a medium plasticity clay fill layer of variable thickness (0.5 to 4.4 meters below ground level (m bgl)), overlying high plasticity clays and sandy clays to the maximum depth of investigation (7.1 m bgl).

The groundwater depth has generally ranged between 3.2 and 4.7 m bgl, indicative of a shallow water table across the site. Groundwater flow direction is inferred to be north-west toward Bow Bowing Creek with a very flat gradient.

Status of Contamination

The main sources of contamination reported in previous investigations are the three bunded ASTs located in the central portion of the site. The two tanks that remain in use were observed to be in a fair condition, minor hydrocarbon staining was observed on the concrete paved surface adjacent to the tanks/bowsers (WSP, 2020b).

Groundwater results at MW3 and MW4 in the central portion of the site reported concentrations of naphthalene exceeding the NEPM 2013 GIL for freshwater ecosystems. This is consistent with previous investigations (Golder, 2016b). No other concentrations of naphthalene were observed above the detection limit in the groundwater monitoring locations on the site boundaries, GA-BH02, GA-BH04, GA-BH05, GA-BH08 (Golder 2016a) and locations near the central area MW01, MW02 and MW05 (Golder 2016b, WSP 2020b). A summary of these groundwater results is presented in Table 2 below, with the groundwater monitoring locations presented on Figure 3 and Figure 4 below.

Total Petroleum Hydrocarbon (TPH) C6-C10 less BTEX (F1) concentrations in the central precinct of the site at monitoring location MW4 reported higher concentrations during the 2020 WSP investigation compared to the 2016 Golder investigation (320 ug/L compared to 110 ug/L). These concentrations do not exceed the adopted NEPM 2013 HSL (vapour intrusion).

Some variation in groundwater conditions were reported between the 2016 investigations and the 2020 investigation, however the naphthalene concentrations were generally consistent. This previously identified contamination likely remains localised to the central section of the property where the new Stage 3, Warehouse 3 is proposed (formerly Warehouse 1D) (Figure 2). This finding is based on the clay lithology underlaying the site, the extensive hardstand concrete coverage of the site. Furthermore, the decommissioning of the kerosene tank, has removed one of the primary contamination sources on the site. It is noted that naphthalene has not been delineated to the north and west in the direction of the groundwater migration. Golder considers the status of the contamination is that it has remained similar in 2020 to that measured in 2016.

Table 2: Groundwater Concentrations 2016 to 2020

				Intrusion	(A)	2016a)	2016a)	2016a)	2016a)	2016b)	2016b)	2016b)	2016b)	2016b)	2020b)	2020b)	2020b)	2020b)	2020b)
Chem Group	Chem Name	Unit	EQL																
Heavy Metals	Arsenic	mg/L	0.001			<0.001	<0.001	0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	-	-	-	-	-
	Cadmium	mg/L	0.0001		0.0002	<0.0001	0.0003	<0.0001	<0.0001	<0.0001	0.0002	<0.0001	<0.0001	0.0003	-	-	-	-	-
	Chromium	mg/L	0.001			<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	-	-	-	-	-
	Copper	mg/L	0.001		0.0014	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	-	-	-	-	-
	Lead	mg/L	0.001		0.0034	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	-	-	-	-	-
	Mercury	mg/L	0.0001		0.00006	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	-	-	-	-	-
	Nickel	mg/L	0.001		0.011	0.004	0.01	0.006	0.005	0.003	0.006	0.002	0.014	0.012	-	-	-	-	-
	Zinc	mg/L	0.005		0.008	0.14	0.06	0.23	0.1	0.007	0.013	0.008	0.021	0.016	-	-	-	-	-
TPH	TRH C6 - C10 Fraction Less BTEX F1	mg/L	0.05	6		<0.05	0.16	<0.25	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.26	<0.05
	TRH >C10 - C16 Fraction F2	mg/L	0.06			-	-	-	-	<0.06	<0.06	8.8	<0.06	<0.06	<0.06	<0.06	0.026	0.032	<0.06
	TRH >C16 - C34 Fraction F3	mg/L	0.5			-	-	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	TRH >C34 - C40 Fraction F4	mg/L	0.5			-	-	-	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
MAH	Benzene	mg/L	0.0005	30	0.95	<0.0005	<0.0001	<0.0025	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	Toluene	mg/L	0.0005			<0.0005	0.0013	0.008	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	Ethylbenzene	mg/L	0.0005			<0.0005	0.0053	0.0026	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
	Xylene (o)	mg/L	0.0005		0.35	0.0017	0.036	0.0083	0.0025	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005
PAH	Naphthalene	mg/L	0.0001		0.016	<0.0001	<0.0001	<0.0025	<0.0001	<0.0001	<0.0001	0.2	0.017	<0.0001	<0.0001	<0.0001	0.14	0.17	<0.0001

Figure 3: MW01-MW05 Locations located adjacent to the fuel storage and dispensing area.

Figure 4: Boundary Monitoring Locations

Environmental Management of the Site

Tactical has provided Golder with information, stating that to the best of their knowledge, there have been no major losses of fuel (from the fuel stored and dispensed on the site (Prixcar tenancy), vehicles stored and maintained on site) or other pollution incidents have occurred since the Golder site investigations conducted during 2016, this is consistent with conditions observed and reported by WSP in 2020 (WSP, 2020b).

Proposed location of warehouses

The new warehouse locations to the north of the contamination area (and hydraulically downgradient, in the direction the groundwater flows) are Stage 1 warehouse and Stage 2 warehouse. They are approximately 150 meters (m) and 300m respectively from the identified contamination area which underlay the footprint of the Stage 3 warehouse location. Given the known naphthalene concentrations do not present a human health risk within the identified contamination area (i.e., at MW3 and MW4), and, given the distances between the contaminated area and the construction areas, it is unlikely to present a risk during construction activities associated with Stage 1 warehouse and Stage 2 warehouse.

Conclusion

Golder has reviewed the environmental investigations at the site as described above, the dominant lithology found across the site is clay and there is a generally flat groundwater gradient. The current groundwater conditions measured in 2020 are similar to those encountered in the previous 2016 investigations. Golder considers that the contamination will likely remain localised to the remediation area where the new Stage 3 – Warehouse 3 is proposed (Figure 2). Golder acknowledges that the naphthalene contamination has not been fully delineated to the north-west.

The proposed modification to the warehouse layout on Stages 1, 2, and 4 warehouses do not appear to intersect with the contamination identified previously at the site, there has been no potential hydrocarbon vapour risk to workers identified. Fill underlies some of parts of the site, however an unidentified finds protocol is in place to manage contamination identified during construction. It is recommended that the construction works meet the requirements detailed by the DPIE in condition B34 of the Notice of Determination and the project can proceed with warehouse construction prior to the remediation of the area of environmental concern being completed as described in the RAP (Golder, 2017).

Stage 3 warehouse (Figure 2), formerly Warehouse 1D, overlays the identified naphthalene and TPH contamination, related to the sites use and above ground storage of petroleum products. Construction activities related to Stage 3 warehouse in the area environmental concern should only proceed once the remediation, as described in the RAP (Golder, 2017), has been completed.

Important Information Related to this Report, is included in Appendix B and should be read in conjunction.

Should further information be required please do not hesitate to contact the undersigned.

Regards,

Golder Associates Pty Ltd

Matthew James
Principal Environmental Scientist

Greg Stratton
Principal Environmental Scientist

MJ/GS/al

Attachments: A References

B Important Information Related to this Report

https://golderassociates.sharepoint.com/sites/152845/project files/6 deliverables/21494739-001-l-rev2.docx

Attachment A
References

Golder. 2016a: Detailed Environmental Site Assessment, Central Precinct – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW. Prepared by Golder Associates, September 2016. 1648232-006-R-Rev).

Golder, 2016b: Phase I and Limited Phase II, Environmental Site Assessment – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW, Prepared by Golder Associates, April 2016. 1648232-003-R-Rev0.

Golder letter: Response to EPA Comments, Reference No. 1648232-009-L-Rev3 dated 27 February 2017.

NSW EPA letter: Comments on SSD 7500, DOC16/75388-04:PW dated 15/11/16

Remediation Action Plan – Minto Warehouse and Logistics Hub, 5 and 9 Culverston Road, Minto, NSW, Prepared by Golder Associates, February 2017. 1648232-007-R-Rev1 (Golder, 2017).

State Significant Development Assessment, Warehouse and Logistics Hub (SSD 7500), 5 and 9 Culverston Road, Minto, Campbelltown, June 2017.

WSP 2020a: WSP MEMO, Preliminary Environmental Desktop Findings: Culverston Road, Minto, NSW, June 2020.

WSP 2020b: Environmental and Geotechnical Due Diligence: Culverston Road, Minto, NSW, August 2020.

Attachment B – Important Information

The document ("Report") to which this page is attached and which this page forms a part of, has been issued by Golder Associates Pty Ltd ("Golder") subject to the important limitations and other qualifications set out below.

This Report constitutes or is part of services ("Services") provided by Golder to its client ("Client") under and subject to a contract between Golder and its Client ("Contract"). The contents of this page are not intended to and do not alter Golder's obligations (including any limits on those obligations) to its Client under the Contract.

This Report is provided for use solely by Golder's Client and persons acting on the Client's behalf, such as its professional advisers. Golder is responsible only to its Client for this Report. Golder has no responsibility to any other person who relies or makes decisions based upon this Report or who makes any other use of this Report. Golder accepts no responsibility for any loss or damage suffered by any person other than its Client as a result of any reliance upon any part of this Report, decisions made based upon this Report or any other use of it.

This Report has been prepared in the context of the circumstances and purposes referred to in, or derived from, the Contract and Golder accepts no responsibility for use of the Report, in whole or in part, in any other context or circumstance or for any other purpose.

The scope of Golder's Services and the period of time they relate to are determined by the Contract and are subject to restrictions and limitations set out in the Contract. If a service or other work is not expressly referred to in this Report, do not assume that it has been provided or performed. If a matter is not addressed in this Report, do not assume that any determination has been made by Golder in regards to it.

At any location relevant to the Services conditions may exist which were not detected by Golder, in particular due to the specific scope of the investigation Golder has been engaged to undertake. Conditions can only be verified at the exact location of any tests undertaken. Variations in conditions may occur between tested locations and there may be conditions which have not been revealed by the investigation and which have not therefore been taken into account in this Report.

Golder accepts no responsibility for and makes no representation as to the accuracy or completeness of the information provided to it by or on behalf of the Client or sourced from any third party. Golder has assumed that such information is correct unless otherwise stated and no responsibility is accepted by Golder for incomplete or inaccurate data supplied by its Client or any other person for whom Golder is not responsible. Golder has not taken account of matters that may have existed when the Report was prepared but which were only later disclosed to Golder.

Having regard to the matters referred to in the previous paragraphs on this page in particular, carrying out the Services has allowed Golder to form no more than an opinion as to the actual conditions at any relevant location. That opinion is necessarily constrained by the extent of the information collected by Golder or otherwise made available to Golder. Further, the passage of time may affect the accuracy, applicability or usefulness of the opinions, assessments or other information in this Report. This Report is based upon the information and other circumstances that existed and were known to Golder when the Services were performed and this Report was prepared. Golder has not considered the effect of any possible future developments including physical changes to any relevant location or changes to any laws or regulations relevant to such location.

Where permitted by the Contract, Golder may have retained subconsultants affiliated with Golder to provide some or all of the Services. However, it is Golder which remains solely responsible for the Services and there is no legal recourse against any of Golder's affiliated companies or the employees, officers or directors of any of them.

By date, or revision, the Report supersedes any prior report or other document issued by Golder dealing with any matter that is addressed in the Report.

Any uncertainty as to the extent to which this Report can be used or relied upon in any respect should be referred to Golder for clarification