Combined Phase I & Phase II soil and groundwater investigation at Plantweg 1, Biddinghuizen

February 9, 2026

Our reference R001-1304595MMN-V01-evm-NL

Responsibility

Title	Combined Phase I & Phase II soil and groundwater investigation at Plantweg 1, Biddinghuizen
Client	EMM International BV
Project leader	[redacted]
Author(s)	[redacted], [redacted]
Second reader	[redacted]
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1 Introduction

TAUW was commissioned by EMM International BV to perform a combined Phase I & Phase II Environmental Due Diligence (Phase I & II EDD) soil and groundwater investigation of the site located at Plantweg 1 in Biddinghuizen, the Netherlands. Figure 1.1 shows an aerial view of the site.

The overall objective of the EDD assessment is to determine the potential for environmental liabilities associated with soil and/or groundwater impacts as a result of current or historic use of the site and its surroundings.

Chapter 2 of this report describes the scope and approach used for the Phase I EDD assessment. The findings of the Phase I EDD assessment are presented in Chapter 3. Chapter 4 presents the strategy of the Phase II soil and groundwater assessment. The results of the Phase II assessment are presented in Chapter 5. Chapter 6 summarises the findings and conclusions of the EDD assessment.

Figure 1.1 Site location at Plantweg 1 in Biddinghuizen (source: Streetsmart Cyclomedia 2025)

2 Scope and approach Phase I historical soil and groundwater investigation

The overall objective of this Phase I historical soil and groundwater assessment was to identify potential areas of concern (activities that may lead to (potential) impacts to soil and/or groundwater) and to evaluate related potential business consequences.

The Phase I assessment was performed in conformance with 'Reason A: formulating a hypothesis on soil and groundwater quality for the purpose of carrying out a soil and groundwater investigation' from the Dutch NEN 5725 guideline for performance of historical soil and groundwater assessments.

The scope of the Phase I EDD assessment was limited to a review of the soil and groundwater conditions at the subject site. The assessment was executed through a desktop review of documents made available:

1. On publicly available Internet sites (such as bodemloket.nl and topotijdreis.nl)
2. Available reports from the digital archives of the environmental authorities
3. By the Client

A site inspection was performed as part of this assessment and is discussed in paragraph 3.9. The site visit included an interview with a site representative regarding the soil and groundwater quality and inspect soil threatening activities and soil protection measures. The site visit was conducted on Monday 15 December 2025 by TAUW's representative [redacted], who was accompanied by [redacted] (site manager Biddinghuizen).

Based on the information available, the company EMM International is being taken over by another party (sale). The site is currently owned by a private person [redacted] Tander International BV is operating the site. Operations of Tander International BV include the development, production and sale of adhesive paints, protective coatings and water-soluble paints.

In case limitations are expected in relation with the transaction, this will be flagged in the report.

[redacted]

3 Findings of the Phase I historical soil and groundwater assessment

3.1 Site profile

The site is located at Plantweg 1 in Biddinghuizen, in the center part of the Netherlands (Figure 3.1). The site is situated at industrial/business area 'Noorderbaan', located north of Biddinghuizen. The site is owned by a private person [redacted] Tander International BV is operating the site. Operations of Tander International BV include the development, production and sale of adhesive paints, protective coatings and water-soluble paints.

The subject site is located within an industrial zone situated to the north of the centre of Biddinghuizen. To the north of the site, road 'Plantweg' is present. Across the road, Metal construction company 'Van der Ziel Milieutechniek BV' is situated. Immediately adjacent to the west, there is another company Dijkhuis gear repair. On the eastern boundary of the site, a paper trade company is present. To the south, seasonal infiltration beds (wadis) are present. Further south, residential houses are present ('(restricted) special living conditions on industrial area').

Figure 3.1 Site location within the Netherlands and Biddinghuizen (source: Streetsmart Cyclomedia 2025)

The site consists of one cadastral land parcel covering a total surface area of 1,775 m^2. One building is present at the site, the building covers a ground surface area of 554 m^2 and was constructed in 1994. The cadastral parcel is registered as Dronten E number 1280 and no limitations in use for this land parcel with respect to the former Soil Protection Act (*Dutch: Wet bodembescherming*) are reported on the cadastral information (refer to Appendix 9).

3.2 Historical site use

The publicly available website *www.topotijdreis.nl* was consulted for historical aerial photographs and maps of the area. The website *www.topotijdreis.nl* retrieved most of their information from the Dutch Land Registry (*Kadaster*).

From historical maps and satellite images (see Figure 3.2 and 3.3) it appears that:

- The site was part of the former 'Zuiderzee' sea until the site and the wider area became reclaimed land in the 1960s. The village of Biddinghuizen was founded in 1963
- Prior to the development of the business area in the 1990s, the site area was used as agricultural land/grassland
- Site building appears the first time on a historical maps in 2000. However, based on information from the Kadaster (Bagviewer), the site building was constructed in 1994
- The site building expanded towards the west in 1998, based on information from the site representative
- From the satellite images it can be derived that a long shaped additional container was installed at the southern part of the site between 2021/2022
- Two above ground storage tanks appear in 2022/2023 at the southern part of the site building below the roofing structure. Reportedly, these are former (above ground indoor) tanks that are empty and no longer in use

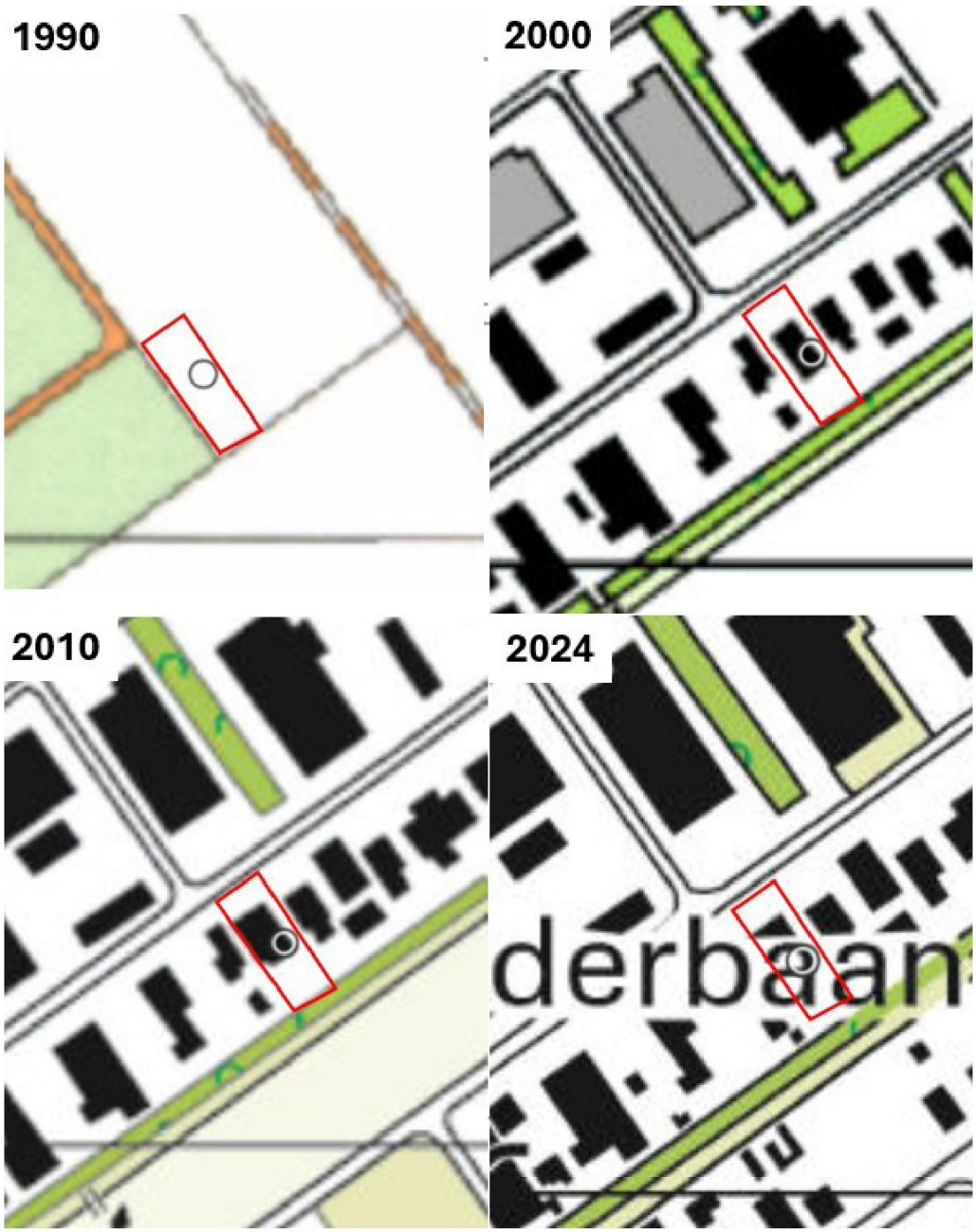


Figure 3.2 Historical maps of the site location from 1990, 2000, 2010 and 2024 delineated by red line (source: topotijdreis.nl)

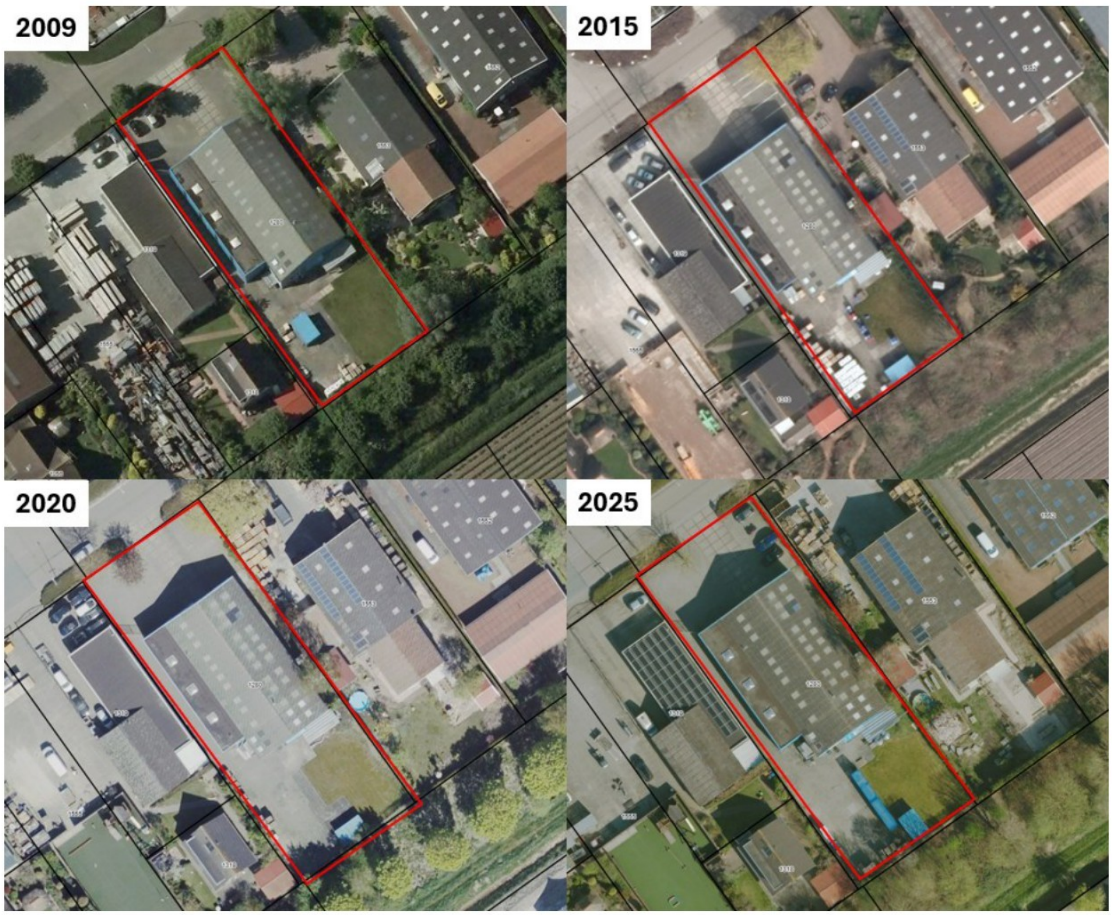


Figure 3.3 Aerial photos of 2009, 2015, 2020 and 2025, site boundaries indicated by the red contour (source: Streetsmart Cyclomedia)

3.3 Current use

Based on information provided by the client and observations made during the site visit, it can be concluded that the site is being used for the development, production and sale of adhesive paints, protective coatings and water-soluble paints. A liquid repellent floor is present in the building. Two PGS15 containers for the storage of hazardous materials are present southeast at the outside area. Inside the building, a tank with a flammable liquid (raw material) for products, a PGS15 area for incoming chemicals and finished product are situated. Two tap lines for finished products are present in the building. Furthermore, an office and a laboratory area is present for quality control. The remaining part of the inside area is used for the storage of packaging materials and finished products.

3.4 Asbestos

The construction of the Site building took place after 1993 (after the ban on asbestos in the Netherlands) in 1994 (Bagviewer) and therefore it is not expected that asbestos is present in the site building. The building was expanded to the west in 1998. No asbestos inventory assessment was available for review. Site representative indicates that the original construction company was contacted and reportedly, no asbestos containing material was applied in the building.

During previous research (Grondvitaal, 2025; see paragraph 3.8) the site is not suspected on asbestos due to the absence of non-native fill material/debris in the soil.

3.5 PFAS

During the course of 2019, it became evident that a particular group of contaminants collectively known as PFAS (Per- and polyfluoroalkyl substances) is ubiquitously present in the Netherlands. The quality standards for soil and groundwater for PFAS (in terms of allowed concentrations) are quite strict when compared to more commonly encountered contaminating chemicals. As a result, significant areas of soil are now considered suspected to be contaminated with PFAS.

No point sources for PFAS are distinguished at the subject site. The site-manager confirmed that no fire incidents occurred. Since no point sources are distinguished, only background concentrations of PFAS are expected to be potentially present. According to the soil quality map of the Environmental Agency Omgevingsdienst Flevoland & Gooi en Vechtstreek, the site falls in category ‘Background values’ (Dutch: Landbouw / natuur), meaning no elevated concentrations exceeding national background values are expected.

3.6 Soil composition

In the table below information from public database on soil and groundwater data is provided.

Table 3.3 Overview soil composition and geohydrology

Topic	Value	Source
Regional soil composition	0- 0.5m bgl (below ground level) clay with fine sand unit (Complex Holocene Unit) 0.5 – 10.1m bgl fine to medium sand (Boxtel Formation) 10.1 – 13.9m bgl fine to medium sand (Eem Formation) 13.9 - 18.1m bgl sandy clay and clay (Eem Formation) 18.1 – 24.9 m bgl sand unit (Eem Formation) 24.9 – 52.7m bgl sand unit (Urk Formation)	Dinoloket REGIS II[1]
Ground level	2.64 m -NAP*	AHN4[2]
Height of rise in phreatic groundwater	2.72 m -NAP	NAGROM[3]
Expected regional groundwater flow direction of the first aquifer	West North West	NAGROM[3]
Site situated in groundwater protection area?	No	INSPIRE View[4]
Groundwater extraction within the research site?	No	wkotool.nl[5]

* *NAP mean sea level*

[1] *https://www.dinoloket.nl/ondergrondmodellen/kaart*

[2] *Actueel Hoogtebestand Nederland (AHN4)*

[3] *NAGROM, Nationaal GROndwater Model*

[4] *INSPIRE view service voor AreaManagement van de gezamenlijke provincies*

[5] *Concerns extractions that require a permit or notification*

Based on a recent soil and groundwater investigation groundwater level is expected to be encountered on site around 2.50 m bgl (Grondvitaal, 2025).

3.7 Information from publicly available sources

Information regarding soil and groundwater quality is disclosed on Bodemloket.nl, although reference is made to the local Environmental Authorities (Omgevingsdienst Flevoland & Gooi en Vechtstreek), which provided an environmental report with relevant soil and groundwater information, which is summarised in paragraph 3.8.

Based on the current soil quality map[1] of the Environmental Agency Omgevingsdienst Flevoland & Gooi en Vechtstreek, the site area has a function class of ‘Industrial’ (Dutch: Industrie), a topsoil and subsoil quality of ‘Background values’ (Dutch: Landbouw / natuur).

[1] https://ofgv-bbkweb.wspnederland.nl/#

3.8 Information from available soil and groundwater reports

Below the findings of the relevant and available soil and groundwater reports provided by the Environmental Authorities and Client are summarised.

In the following sections a few terms will be used to characterise the levels of contamination identified in the reports. The term 'slightly elevated concentration' is used for concentrations that exceed the target (groundwater) or background (soil) value – levels indicative of sustainable soil / groundwater quality. The term 'strongly elevated concentration' is used for concentrations that exceed the Dutch intervention value: a value that, if exceeded, means the functional properties of the soil for humans, plants, or animals are seriously impaired or at risk of being impaired.
Finally, a 'moderately elevated concentration' indicates the intermediate level (i.e. arithmetic mean of the target/background and intervention value) is exceeded. When exceeded, this was historically generally used as a trigger to further investigate to determine contamination severity, nature and extent.

Site specific information

Exploratory soil and groundwater investigation, Grondvitaal, ref. no. 2532053, 30 July 2025

- Soil was investigated in the framework of determination of the end-situation soil quality commissioned by EMM due to the planned movement of the paint company that is operating the site. Based on the report of Grondvitaal, a liquid-tight floor was present at the time of the investigation
- The report summarizes findings of previous investigations. Relevant information is summarized below:
  - Site was investigated in 2016, ref. no. 1623045. In the groundwater only slightly elevated barium concentrations were found. No elevated concentrations were detected in soil
- 7 drillings until 0.5 m bgl, 3 drillings until 1.0 m bgl (at the aboveground storage containers), 3 drillings until 2.0 m bgl and 1 monitoring well were performed. All drillings/monitoring wells were performed outdoors. Analysis took place on the Dutch standard soil and groundwater analytical package
- No materials suspect to contain asbestos were observed to be present during the field activities
- Based on the results, it was concluded that the soil samples do not exceed the intervention value
- Based on the results, it was concluded that the groundwater samples do not exceed the 'signaleringparameters' (trigger value for further investigation)
- No limitations are expected related to the soil and groundwater quality with regard to continued land use

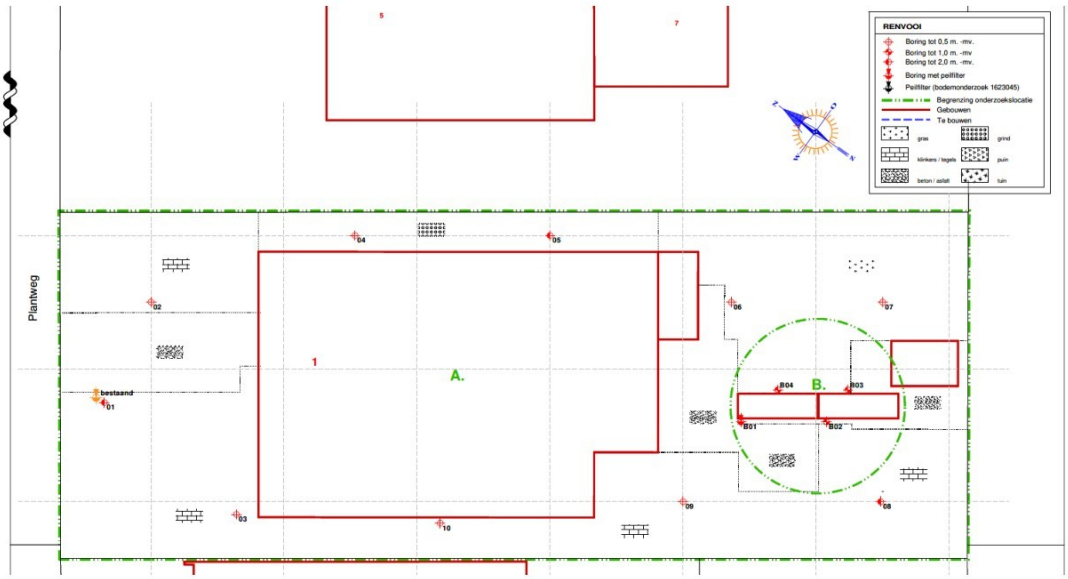


Figure 3.2 Site Layout with location of drillings of the July 2025 investigation

Exploratory soil and groundwater investigation, Grondvitaal, EA50701101, 14-07-2005

- The report was not available for review. The 'Omgevingsrapport' (excerpt of the digital database of the environmental authorities) provided a summary, stating that it was concluded that no contamination was present at the site.

Indicative investigation, unknown author, DNT.47.16, 22-07-2005

- The report was not available for review. The Omgevingsrapport provided a summary, stating that it was concluded that no contamination was present at the site. Only slightly elevated concentrations were found in groundwater of chrome.

Information site surroundings

Based on information from the Omgevingsrapport of the Omgevingsdienst Flevoland & Gooi en Vechtstreek, in general only slightly elevated concentrations were found in soil and groundwater in the surrounding area of the site.

3.9 Site visit

A site visit was performed on Monday 15 December 2025 by TAUW's representative [redacted], who was accompanied by [redacted] (site manager Biddinghuizen). The site visit aimed to provide an impression of the site, and identifying potential soil threatening activities and protective measures. Photographs of the site visit are included in Appendix 2.

In general, the site was observed to be in very good condition. However, the floor at the site can formally not be claimed as liquid-tight as was reported in the 2025 soil and groundwater investigation (Grondvitaal). The floor was installed liquid tight (with walls with slightly higher elevation than the rest of the floor), however no periodic inspection has taken place over the past years and therefore the floor therefor is formally only considered liquid repellent.

[redacted]

No observations that could indicate a spill/incident were made. During the interview, it was mentioned that no spills and/or incidents are known to have taken place at the site. The site manager consciously takes several prevention measures in order to reduce environmental risks as far as possible. For example, unloading and loading takes place inside the building (on the water repellent floor), all machines is shut down after a production day, spill kits are present, settings of the filling machine (no more liters than fit in the cans) etc. The most recent environmental inspection of the Environmental Authority took place in 2023 and no incompliances were found to be present.

At the site a flocculation tank is present near the filling machines. In case of wastewater of hazardous substances related to the production process, this will pass through the flocculation tank. Since all products are water-soluble, the chemicals will flocculate in the tank and after flocculation, the reminder of the wastewater will go into the sewage system. The flocculated parts is collected by Remondis (certified processor).

Outside, south of the building two PGS15 containers are present. These containers appeared in very good condition (with dripping trays in them). The outside area is covered with clinkers, stelcon plates, gravel and grass.

It could be concluded that during the site visit a low risk regarding soil and groundwater impacts was identified.

3.10 Interpretation results Phase I

Table 3.5 provides a summary of the results of the Phase I assessment.

Table 3.5 Summary of the results of the historical investigation

Is the demarcation of the site clear?	Yes, see figure 1.1
Based on current activities and former activities, are there sources of soil contamination present that might have impacted the soil and groundwater quality?	Based on soil protection measures taken, there is a low risk of contamination with regard to the former activities and present activities. The current activities include the development, production and sale of adhesive paints, protective coatings and water-soluble paints.
Is asbestos present in the soil?	Unknown. However, the site is not suspected for asbestos since no debris and/or no man-made admixtures were observed during previous investigations. The site building was constructed in 1994, after the ban on asbestos in 1993.
What is the soil composition and geohydrology and are soil-foreign layers present?	The first 0.7 m consists of a sand layer, followed by a clay layer until 1.5 m bgl. Below this clay unit, a thick sand layer is present.

Can the soil and groundwater quality be influenced by the surroundings?	It is not expected that soil and groundwater quality is influenced by site surroundings. In general, only slightly elevated concentrations were found in soil and groundwater in the wider area of the site.
Based on current activities and previous investigations, what is the contamination situation of the site? Is additional investigation necessary?	It is expected that only slightly elevated concentrations are present in soil and groundwater. Based on the results of the Phase I assessment no additional soil and groundwater investigation is needed in case no changes in land use and no groundworks are planned. Considering continuation of current site activities, the present protective measures, an additional investigation is not considered to be necessary. However, the Client (EMM) has requested this as part of the requirements for the planned transaction. Therefore, a Phase II soil and groundwater investigation will be performed.
In case of a soil and groundwater investigation, what strategy will be used?	The Phase II soil and groundwater investigation will aim to actualize the soil and groundwater quality since July 2025. During the Phase II investigation, the same strategy as the Grondvitaal July 2025 investigation will be applied (NEN 5740, strategy VEP & NUL). Drillings will be placed in the same areas.

3.11 Conclusion Phase I historical soil and groundwater investigation

Based on the information available, the following can be concluded:

- Several soil and groundwater investigations took place at the site. The most recent investigation took place in July 2025 and no contamination was found exceeding intervention values. Based on previous investigations, only slightly elevated concentrations are expected to be present in soil and groundwater
- Soil threatening activities at the site comprise of storage and production of adhesive paints, protective coatings and water-soluble paints. No liquid-tight floor is present, however a liquid-repellent floor is present and no spills or calamities were observed or known to have taken place at the site. Soil and groundwater protective measures are in place, where necessary
- The site is not suspected for the presence of asbestos since no debris was observed during previous investigations. The site building was constructed in 1994 (after the ban on asbestos in 1993)
- In case of no changes in land use and no groundworks performed, considering continuation of current site activities, the present protective measures, an additional investigation is not considered to be necessary. However, the Client (EMM) has requested this as part of the transaction. Therefore, a Phase II soil and groundwater investigation will be performed.

4 Strategy Phase II assessment

4.1 Strategy and objective investigation

The Phase II soil & groundwater investigation was performed in accordance with the following NEN 5740[2] strategies:

- Strategy for a suspect site with local soil load with a clear contamination source (VEP)[3]
- Strategy for determining a baseline or end situation in the event of a future soil impact (NUL)[4]

The drilling points are placed at approximately the same locations as performed in the recent soil and groundwater investigation[5] to compare previous and current concentrations.

Based on the PFAS action framework (July 2019), topsoil layers in the Netherlands are suspected of diffuse occurrence of PFAS, as a result of atmospheric deposition. Therefore, the soil will additionally be analysed for PFAS.

4.2 Fieldwork activities performed

Fieldwork has been carried by TAUW. The fieldwork was performed by conducting manual drillings and groundwater sampling of existing monitoring wells on 16 January 2026 by [redacted] This field worker is accredited and registered with Rijkswaterstaat Leefomgeving (license number: K54913).

Table 4.1 provides an overview of the fieldwork- and analytical activities performed. In Appendix 2, a map with drilling locations is provided.

[2] NEN 5740:2023+C1:2024 nl: Bodem - Landbodem - Strategie voor het uitvoeren van verkennend bodemonderzoek - Onderzoek naar de milieuhygiënische kwaliteit van bodem en grond, november 2024
[3] Dutch: Strategie voor een verdachte locatie met een plaatselijke bodembelasting met een duidelijke verontreinigingskern (VEP)
[4] Dutch: Strategie vaststelling nul- of eindsituatie bij een toekomstige bodembelasting (NUL)
[5] Verkennend bodemonderzoek Plantweg 1 Biddinghuizen, Grondvitaal BV, ref. nummer 2532053, d.d. 30 July 2025

Tabel 4.1 Performed field work and chemical analyses

	Amount	Drilling/sample code
Fieldwork		
Drilling until 0.5 m-bgl	7x	9, 10, 11, 12, 13, 14, 15
Drilling until 1.0 m-bgl	3x	3, 4, 5
Drilling until 2.0 m-bgl	4x	6, 7, 8, 16
Sampling groundwater of existing monitoring well	2x	100, 200
Chemical analyses		
Standard analytical soil package [1]	4x	mm-1, mm-2, mm-3, mm-B
PFAS[2] in soil	1x*	MM BG PFAS
Standard analytical groundwater package [3)]	2x	100, 200

[1)] Heavy metals (barium, cadmium, cobalt, copper, mercury, lead, molybdenum, nickel and zinc), Sum-PCB (Polychlorinated Biphenyls), Sum-PAH (Polycyclic Aromatic Hydrocarbons), Total Petroleum Hydrocarbons (TPH), organic matter, soil texture fraction < 2 µm, and dry matter

[2)] PFAS Netherland 28 components (analysis was not performed in previous investigation Grondvitaal)

[3)] Heavy metals (barium, cadmium, cobalt, copper, mercury, lead, molybdenum, nickel and zinc), TPH, volatile aromatic hydrocarbons and volatile halogenated hydrocarbons (CVOC)

4.3 Safety and quality

Fieldwork was conducted, according to TAUW's quality and safety standards and in line with the Dutch Soil Legislation, in accordance with Kwalibo (Dutch quality assurance in environmental research).

See Appendix 3 for an overview of the safety and quality aspects and for any deviations from the applicable protocols.

5 Results Phase II soil and groundwater investigation

5.1 Field observations and measurements

The soil mainly consists of sand and clay layers. During the fieldwork, no anomalous observations such as anthropogenic admixtures were made that may indicate the presence of soil and groundwater contamination. For details, please refer to the borehole logs in Appendix 4. The photographs of the fieldwork are depicted in Appendix 8. The field measurements are presented in table 5.1. below.

Table 5.1 Field measurements from the monitoring wells

Monitoring well	Date	Screen depth (m bgl)	Groundwater level (m bgl)	pH* (acidity)	EC (Electrical Conductivity, in µS/cm)	Turbidity (NTU)
100	16-01-2026	2.50 – 3.50	1.32	6.9	535	7
200	16-01-2026	3.00 – 4.00	1.40	6.9	563	102

The measured values can generally be considered normal when falling in the following ranges: pH: 5.0-8.0, EC: 200 - 2,000 µS/cm and turbidity: < 10 NTU.

For monitoring well 200, the turbidity value is a little bit elevated. The increased value is probably caused by the natural occurrence of suspended particles in the groundwater which may lead to an overestimation of the concentrations of measured parameters. No relevant elevated groundwater concentrations have been analytically identified, and therefore it can be assumed that this did not affect the investigation results.

5.2 Soil investigation results

Table 5.2 provides a summary of the soil investigation results. The results have been referenced against the values for ‘standard soil’ published in Dutch regulations and legislation. The Dutch reference framework is included in Appendix 5. See Appendix 6 for the referenced analytical results, as described in Appendix 5. The laboratory certificates are included in Appendix 7.

Table 5.2 Sample codes and referenced analytical results soil

(Composite) sample	Sub-samples	Depth (m bgl)	Sensory	> L/N	> 0,5xI	> I
mm-1	7-1, 8-1, 9-1, 10-1, 11-1	0-0.5	sand	-	-	-
mm-2	6-1, 12-1, 13-1, 14-1, 15-1	0-0.58	sand	-	-	-

(Composite) sample	Sub-samples	Depth (m bgl)	Sensory	> L/N	> 0,5xI	> I
mm-3	6-3, 6-4, 8-3, 8-4	0.7-1.5	clay, rust 1#,	-	-	-
mm-B	3-1, 4-1, 5-1, 16-1	0-0.58	sand	-	-	-

#	Degree of admixture; very slightly (1)
-	No analysed parameters exceeded reference value
L/N:	Landbouw/natuur (Background value)
0.5 x I:	0.5 x Intervention value (Intermediate value (*Tussenwaarde*))
I:	Intervention value (*Interventiewaarde*)

The indicative assessment against the Soil Quality Regulations excludes PFAS, as the reference against the PFAS Action Framework is currently not part of the Soil Quality Regulations. Table 5.3 shows the indicative result of the PFAS levels tested against the PFAS Action Framework (*Handelingskader PFAS*). The results of the assessment referenced against the 'INEV values' (Indicative Levels of Serious Contamination) and 'SRCarbo' values (Serious Risk Concentrations for working with contaminated soil, guideline CROW 400) are also included. The assessment framework is included in Appendix 5.

Tabel 5.3 The indicative assessment results for PFAS in soil (concentrations in µg/kg dry weight), corrected for organic matter, were assessed against the threshold values for land application according to the PFAS action framework and the INEV values from RIVM

Composite sample	Sub sample	Trajectory m bgl	Indicative limitations regarding PFAS	Exceedance INEV?
MMBG PFAS	7-1, 8-1, 12-1, 14-1	0-0.5	B	-

B potential restrictions in case of reuse in groundwater protection areas, no restrictions in other areas

5.3 Groundwater results

Table 5.5 provides a summary of the groundwater investigation results. The referencing framework is included in Appendix 5. Refer to Appendix 6 for the referenced analytical results. The analytical certificates are included in Appendix 7.

Table 5.5 Tested analytical results groundwater

Monitoring well	Screen structure (m bgl)	> 0.5*SIG	> SIG
100-1-1	2.5-3.5	-	-
200-1-1	2.8-3.8	-	-

SIG	'Signaleringsparameter' (Trigger value for further investigation)
-	No analysed parameters exceeded refence value

5.4 Interpretation results

Soil
Based on the analytical results, no elevated concentrations have been identified in the top- and subsoil. The PFAS concentrations are slightly elevated (background values; category B (potential restrictions in case of reuse in groundwater protection areas, no restrictions in other areas)) and well below the INEV-values. There is no indication of a source of PFAS contamination in soil at the site.

Groundwater
The analytical results show no elevated concentrations exceeding the trigger value for further investigation (0.5 x intervention value).

Overall
In comparison with the results of the recent performed soil and groundwater investigation from Grondvitaal BV in July 2025, no significant changes were found regarding the soil and groundwater quality.

6 Summary, conclusions and recommendations

6.1 Summary

TAUW was commissioned by EMM International BV to perform a combined Phase I & Phase II Environmental Due Diligence (Phase I & II EDD) soil and groundwater assessment of the site located at Plantweg 1 in Biddinghuizen, the Netherlands. Tander International BV is operating the site. Operations of Tander International BV include the development, production and sale of adhesive paints, protective coatings and water-soluble paints.

The site consists of one cadastral parcel covering a total surface area of 1,775 m^2. One building is present at the site, the building covers a ground surface area of 554 m^2 and was constructed in 1994. The cadastral parcel is registered as Dronten E number 1280 and no limitations in use for this land parcel with respect to the former Soil Protection Act (*Dutch: Wet bodembescherming*) are reported on the cadastral information.

The overall objective of the EDD assessment was to determine the potential for environmental liabilities associated with soil and/or groundwater impacts as a result of current or historic use of the site and its surroundings.

Findings Phase I EDD
Information for the Phase I EDD assessment was derived from the Client, the site visit, digital public information from the environmental authorities and various other relevant Internet sites. The findings of the Phase I EDD are summarised below:

- Several soil and groundwater investigations took place at the site. The most recent investigation took place in July 2025 and no contamination was found exceeding intervention values. Based on previous investigations, only slightly elevated concentrations are expected to be present in soil and groundwater
- Soil threatening activities at the site comprise of storage and production of adhesive paints, protective coatings and water-soluble paints. No liquid-tight floor is present, however a liquid-repellent floor is present and no spills or calamities were observed or known to have taken place at the site. Soil and groundwater protective measures are in place, where necessary
- The site is not suspected for the presence of asbestos since no debris was observed during previous investigations. The site building was constructed in 1994 (after the ban on asbestos in 1993)
- In case of no changes in land use and no groundworks performed, considering continuation of current site activities, the present protective measures, an additional investigation is not considered to be necessary. However, the Client (EMM) has requested this as part of the transaction. Therefore, a Phase II soil and groundwater investigation will be performed.

Findings Phase II EDD
Based on the results, the following can be concluded:

- In total 14 drillings were carried out with depths varying from 0.5 to 2 m bgl
- 2 existing groundwater monitoring wells were sampled
- Soil and groundwater were analysed for standard Dutch soil and groundwater suites
- Soil was additionally analysed for PFAS
- In the soil and groundwater no elevated concentrations were detected exceeding the formal background values
- The measured concentration of PFAS in the soil may lead to restrictions in case of reuse in groundwater protection areas. For all other land uses it is considered reuseable
- Compared to the results of the recently performed soil and groundwater investigation by Grondvitaal BV results indicated a similar soil and groundwater quality

6.2 Conclusions

Based on the findings of the Phase I and II investigation: the following is concluded:

- Soil and groundwater quality do not pose any human or ecological risks
- There are no restrictions with regard to continued land use
- There are no indications for environmental liabilities associated with soil and/or groundwater quality

6.3 Recommendations

The identified soil and groundwater results can be used as a reference for future soil and groundwater investigations.

Our reference R001-1304595MMN-V01-evm-NL

Appendix 1 Regional site map

Appendix 2 Sampling points map

Client: EMM International BV	Scale: 1:500	Status: Definitive
Project: EMM - bodemonderzoeken Biddinghuizen	Layout: A4	Project number: 1304595
Print: Sampling points map	Date: 01/29/2026 Get. [redacted] Gec. [redacted]	Drawing number: 1

TAUW
Postbus 133
7400 AC Deventer
Telefoon (0570) 69 99 11
Fax (0570) 69 96 66

Boreholes

- Drilling
- Piezometer
- Project Areas

Client: EMM International BV	Scale: 1:500	Status: Definitive
Project: EMM - bodemonderzoeken Biddinghuizen	Layout: A4	Project number: 1304595
Print: Sampling points map	Date: 01/29/2026 Get. [redacted] Gec. [redacted]	Drawing number: 1

TAUW

Postbus 133
7400 AC Deventer
Telefoon (0570) 69 99 11
Fax (0570) 69 96 66

Appendix 3 Safety and Quality

SIKB fieldwork protocols for soil investigation

The quality mark 'Quality Assurance Soil Management' indicates that the activities in the context of soil management, including fieldwork in environmental hygienic soil and sediment research, have been carried out properly and reliably in accordance with protocols and programmes drawn up by the government. TAUW bv is accredited for carrying out fieldwork in environmental hygienic soil and sediment research in accordance with the 2001, 2002, 2003 and 2018 protocols. TAUW bv declares that the fieldwork was carried out independently of the client in accordance with the requirements of BRL SIKB 2000. Internal assignments are subject to internal separation of duties under the conditions set by the Soil Quality Decree.

All field work associated with the soil and sediment investigation has been carried out within the scope of the certification scheme, according to the requirements of the certification scheme BRL SIKB 2000: Assessment guideline for the SIKB process certificate Fieldwork for environmentally hygienic soil and sediment investigation:

- Protocol 2001: Placing hand drillings and monitoring wells, making drill descriptions, taking soil samples and spirit levels
- Protocol 2002: Taking groundwater samples

All other activities that have also been carried out fall outside the scope of this certification scheme.

There has been no deviation from assessment guidelines protocols

Sampling PFAS
The sampling for PFAS was carried out in accordance with the Guidelines of VKB, VVMA and the PFAS Expertise Centre[6].

The analysis norm
There was no deviation from the analytical standards used in this study.

The analyses were carried out at an accredited environmental laboratory.

Other safety, quality and sustainability aspects
The presence and location of cables and pipelines is determined by making a Klic report.

The work was carried out within the working area of our approved branch mentioned in the imprint.

[6] Guide to PFAS Sampling Version 1.0, VKB, VVMA & PFAS Expertise Centre, dated 25 June 2020

For a complete overview of our certifications and recognitions, please refer to Certificates & Conditions | TAUW.

TAUW hereby declares that it has (and can maintain) an independent position in relation to the client. This means that there is no organisational relationship with the client (sister or parent company) or its owner.

Durability

Sustainability within soil services TAUW
At TAUW, we are aware of the great importance of the 17 Sustainable Development Goals of the United Nations (https://sdgs.un.org/goals). We strive to integrate the relevant objectives into every aspect of our internal business process and into every service we perform with and for our customers. In the field of soil, we operate in accordance with the international standard ISO 18504:2017 'Soil quality - Sustainable remediation' and our internal guidance document 'Sustainable Soil & Groundwater Remediation'. In addition, we actively participate in network organisations that consider sustainability to be of paramount importance, such as NICOLE (Network of Industrially Co-ordinated Sustainable Land Management in Europe, (www.nicole.org) and Delta Plan for Biodiversity Restoration (www.samenvoorbiodiversiteit.nl). Adding sustainability aspects and transparent communication about them in our projects contribute to greater support in society for the chosen solutions, a better environment and a better cost-benefit ratio.

Our reference R001-1304595MMN-V01-evm-NL

Appendix 4 Drilling logs

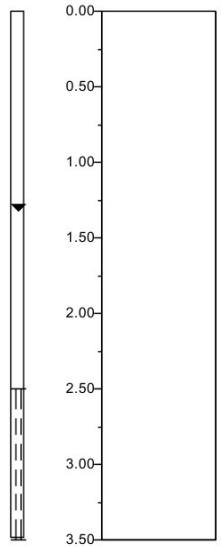
TAUW

Projectnummer: 1304595

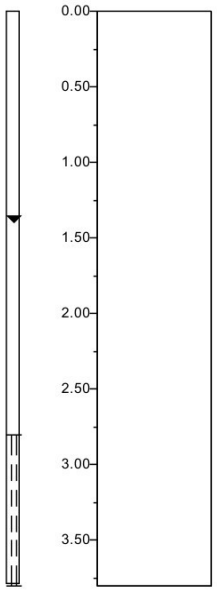
Projectnaam: EMM - bodemonderzoeken Zwijndrecht

Boring:	**100**	x-coordinaat [m RD]:	176503,60
Uitvoering op:	5-1-2026	y-coordinaat [m RD]:	497132,63

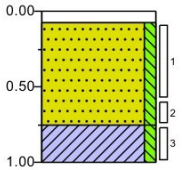
Maaiveldhoogte [m]: 0

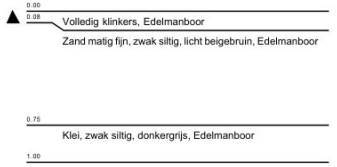


Boring:	**200**	x-coordinaat [m RD]:	176530,82
Uitvoering op:	5-1-2026	y-coordinaat [m RD]:	497091,68



Boring:	**3**	x-coordinaat [m RD]:	176534,33
Uitvoering op:	16-1-2026	y-coordinaat [m RD]:	497086,34





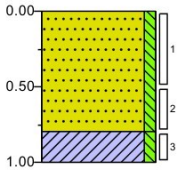
TAUW

Projectnummer: 1304595

Projectnaam: EMM - bodemonderzoeken Zwijndrecht

Boring: **4** x-coordinaat [m RD]: 176537,71

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497086,71



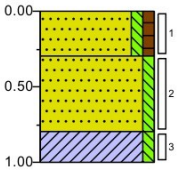
0.00 Zand matig fijn, zwak siltig, licht beigebruin, Edelmanboor

0.80 Klei, zwak siltig, neutraalgrijs, Edelmanboor

1.00

Boring: **5** x-coordinaat [m RD]: 176534,81

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497090,63



0.00 Zand matig fijn, zwak siltig, zwak humeus, zwak Geroerd, licht beigebruin, Edelmanboor

0.30 Zand matig fijn, zwak siltig, licht beigebruin, Edelmanboor

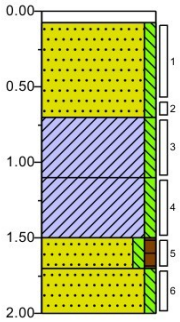
0.80 Klei, zwak siltig, donkergrijs, Edelmanboor

1.00

Boring: **6** x-coordinaat [m RD]: 176532,23

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497081,35

Maaiveldhoogte [m]: 0



0.00 klinker

0.08 Volledig klinkers, Edelmanboor

Zand matig fijn, zwak siltig, lichtbruin, Edelmanboor

0.70 Klei, zwak siltig, donkergrijs, Edelmanboor

1.10 Klei, zwak siltig, zwak roesthoudend, brokken Humus, neutraal roestbruin, Edelmanboor

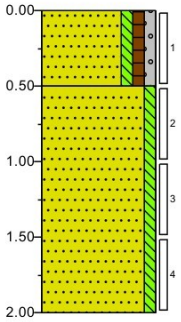
1.50 Zand matig fijn, zwak siltig, zwak humeus, brokken Humus, neutraalbruin, Edelmanboor

1.70 Zand matig fijn, zwak siltig, zwak roesthoudend, neutraalbruin, Edelmanboor

2.00

Boring: **7** x-coordinaat [m RD]: 176536,85

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497107,63



Maaiveldhoogte [m]: 0

0.00 grind

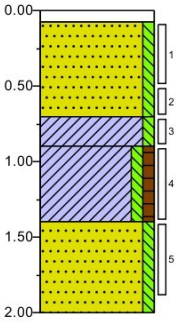
Zand matig fijn, zwak siltig, zwak humeus, zwak grindig, zwak Geroerd, matig wortelhoudend, neutraal beigebruin, Edelmanboor

0.50 Zand matig fijn, zwak siltig, licht beigebruin, Edelmanboor

2.00

Boring: **8** x-coordinaat [m RD]: 176503,71

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497132,51



Maaiveldhoogte [m]: 0

0.00 klinker

0.08 Volledig klinkers, Edelmanboor

Zand matig fijn, zwak siltig, neutraalgrijs, Edelmanboor

0.70 Klei, zwak siltig, donkergrijs, Edelmanboor

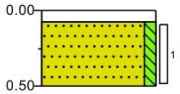
0.90 Klei, zwak siltig, zwak humeus, zwak roesthoudend, neutraalbruin, Edelmanboor

1.40 Zand matig fijn, zwak siltig, neutraalbruin, Edelmanboor

2.00

Boring: **9** x-coordinaat [m RD]: 176513,92

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497131,54



0.00

0.08 Volledig klinkers, Edelmanboor

Zand matig fijn, zwak siltig, licht beigebruin, Edelmanboor

0.50

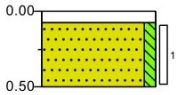
TAUW

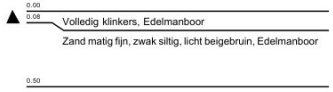
Projectnummer: 1304595

Projectnaam: EMM - bodemonderzoeken Zwijndrecht

Boring: **10** x-coordinaat [m RD]: 176503,69

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497120,01

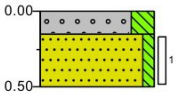


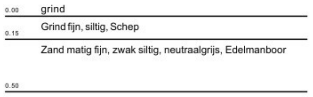


Boring: **11** x-coordinaat [m RD]: 176523,25

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497126,23

Maaiveldhoogte [m]: 0

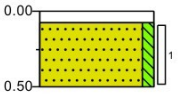


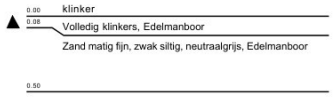


Boring: **12** x-coordinaat [m RD]: 176512,60

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497103,09

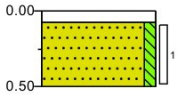
Maaiveldhoogte [m]: 0



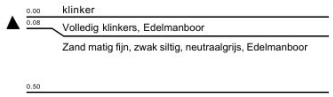


Boring: **13** x-coordinaat [m RD]: 176523,24

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497091,37

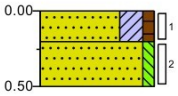


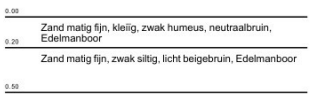
Maaiveldhoogte [m]: 0



Boring: **14** x-coordinaat [m RD]: 176538,84

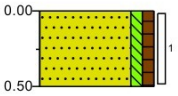
Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497097,75

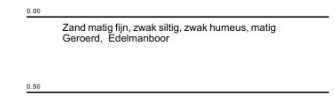




Boring: **15** x-coordinaat [m RD]: 176544,54

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497088,39





TAUW

Projectnummer: 1304595

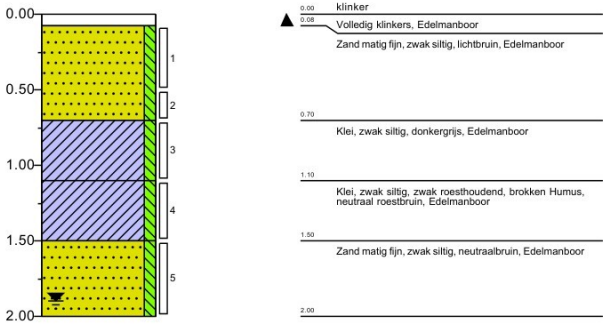
Projectnaam: EMM - bodemonderzoeken Zwijndrecht

Boring: **16** x-coordinaat [m RD]: 176530,88

Uitvoering op: 16-1-2026 y-coordinaat [m RD]: 497091,59

Grondwaterstand [cm-mv]: 190

Maaiveldhoogte [m]: 0



0.00 klinker

0.08 Volledig klinkers, Edelmanboor

Zand matig fijn, zwak siltig, lichtbruin, Edelmanboor

0.70

Klei, zwak siltig, donkergrijs, Edelmanboor

1.10

Klei, zwak siltig, zwak roesthoudend, brokken Humus, neutraal roestbruin, Edelmanboor

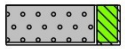
1.50

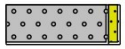
Zand matig fijn, zwak siltig, neutraalbruin, Edelmanboor

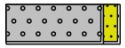
2.00

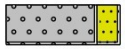
Legenda (conform NEN 5104)

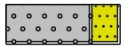
grind


Grind, siltig

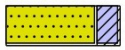

Grind, zwak zandig

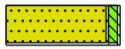

Grind, matig zandig

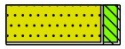

Grind, sterk zandig


Grind, uiterst zandig

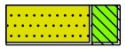
zand


Zand, kleïig


Zand, zwak siltig


Zand, matig siltig


Zand, sterk siltig


Zand, uiterst siltig

veen


Veen, mineraalarm

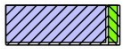

Veen, zwak kleïig

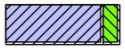

Veen, sterk kleïig

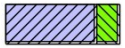

Veen, zwak zandig

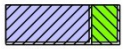

Veen, sterk zandig

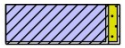
klei


Klei, zwak siltig


Klei, matig siltig


Klei, sterk siltig


Klei, uiterst siltig


Klei, zwak zandig


Klei, matig zandig


Klei, sterk zandig

leem


Leem, zwak zandig


Leem, sterk zandig

overige toevoegingen


zwak humeus


matig humeus


sterk humeus


zwak grindig


matig grindig


sterk grindig

geur

- geen geur
- zwakke geur
- matige geur
- sterke geur
- uiterste geur

olie

- geen olie-water reactie
- zwakke olie-water reactie
- matige olie-water reactie
- sterke olie-water reactie
- uiterste olie-water reactie

p.i.d.-waarde

- >0
- >1
- >10
- >100
- >1000
- >10000

monsters

geroerd monster

ongeroerd monster

volumering

overig

- bijzonder bestanddeel
- Gemiddeld hoogste grondwaterstand
- grondwaterstand
- Gemiddeld laagste grondwaterstand


slib


water

peilbuis


blinde buis

casing

hoogste grondwaterstand
gemiddelde grondwaterstand
laagste grondwaterstand

zand afdichting

bentoniet/mikoliet/klei afdichting

grind afdichting

filter

Appendix 5 Testing framework

5.1 Soil and groundwater testing framework

The analysis results for soil were tested against:

- The Soil Quality Intervention Value from Appendix IIA, Living Environment Activities Decree (Bal)
- Quality classes soil from Appendix B, table 1, Soil Quality Regulation 2022 (Rbk)
- The maximum permissible quality (MTK). The MTK that was assessed comes from the municipality's environmental plan. This assessment is only relevant when building on a soil-sensitive location

The analysis results for groundwater were tested against:

- Groundwater signalling parameter (trigger value for further investigation) from Appendix Vd, Living Environment Quality Decree (Bkl)

In addition, the analysis results for soil and groundwater were also tested against half of the soil intervention value and groundwater signalling parameter. These values are not included in the Bal, the Rbk and/or the Bkl. These values are used by TAUW to further refine the indication of the degree of contamination.

Tables B5.1 and B5.2 state how the assessment results are presented in assessment tables and indicated in the text in the report.

Tabel B5.1 Overview of the soil assessment framework

Threshold level for a substance	Display in tables	Meaning
≤ landbouw/natuur (< background value)	-	Not impacted
> landbouw/natuur ≤ 0.5*I -waarde (intervention value)	+	Slightly elevated/contaminated
> 0.5*I -waarde ≤ I -waarde bodemkwaliteit	++	Moderately elevated/contaminated
> I -waarde bodemkwaliteit (Intervention value)	+++	Strongly elevated/contaminated
> Maximaal Toelaatbare Kwaliteit bij bouwen op een bodemgevoelige locatie (Maximum Permissible value when building in a soil-sensitive location)	>MTK	Strongly elevated/contaminated

Tabel B5.2 Overview of the groundwater assessment framework

Threshold level for a substance	Display in tables	Meaning
≤ Rapportagegrens (detection limit value)	-	Not impacted
> Rapportagegrens ≤ 0.5*SIG-waarde	+	Slightly elevated/contaminated

Threshold level for a substance	Display in tables	Meaning
> ≤ 0.5*SIG -waarde ≤ signaleringsparameter grondwater (Intervention value)	++	Moderately elevated/contaminated
> Signaleringsparameter grondwater	+++	Strongly elevated/contaminated

Soil type correction for soil
On the basis of Appendix G, part II of the Soil Quality Regulation, when assessing the quality of the soil, the analysis result is converted to the content for standard soil and then tested against the test value for standard soil. For the conversion to standard soil, site-specific values for organic matter and lutum are used.

Validated soil test: BoToVa
The assessment of analysis results takes place in an automated assessment module. This assessment module uses the national BoToVa service for the validation of the assessment results. In this way, the quality of the assessment against the applicable standards is guaranteed. However, the Assessment against the MTK is not included in Botova.

5.2 PFAS testing framework

PFAS Action framework

The PFAS Action Framework was created by the Ministry of Infrastructure and Water Management to provide a framework for earthmoving of PFAS-containing soil.
The present soil investigation is not intended for the useful and functional application of soil as referred to in the Living Environment Activities Decree. An exploratory soil investigation is not a valid soil environmental statement for soil to be used. The assessment against the PFAS Action Framework is useful for the removal of soil to and acceptance by recognised processors such as soil banks and soil cleaners. The quality class that follows from this is an **indicative** class.
Table B5.3 contains the assessment values and associated application restrictions from the PFAS Action Framework of the Ministry of Transport, Public Works and Water Management (version December 2023).

Tabel B5.3 Restrictions on PFAS for the application of soil and dredged material on land and in surface water (levels in µg/kg d.s.)

	Applications and limitations	PFOS	PFOA	other individual PFAS
Application on land soil				
A	No restriction due to PFAS. (This does not test the sum of PFOS and PFOA, but the individual parameters: PFOA-branched, PFOA-linear, PFOS-branched and PFOS-linear).	≤ 0.1	≤ 0.1	≤ 0.1
B	Possible restriction for use in groundwater protection areas (depending on area quality).	≤ 1.4	≤ 1.9	≤ 1.4

	Applications and limitations		PFOS	PFOA	other individual PFAS
C	Restriction for use in groundwater protection areas and on receiving land soil with agricultural/nature class		≤ 3.0	≤ 7.0	≤ 3.0
D	Not applicable.		> 3,0	> 7,0	> 3,0
Application in surface water					
1	Application in another surface water body, except the	***Rijkswater:***	≤ 3.7	≤ 0.8	≤ 0.8
2	deep lake: spreading of dredged material (in the case of non-sediment-sharing surface water bodies) and - the application of dredged material and soil in embankments in hydraulic structures (Article 4.1269 2nd paragraph under f, g, h of the Ball).	***Other water:***	≤ 1.1	≤ 0.8	≤ 0.8
- 3	Apply in: - -exposed deep puddles and - non-exposed ponds on non-Rijkswater, insofar as there is no vulnerable object in the vicinity of the deep lake, as referred to on p. 26 of the 'Guide for the redesign of deep ponds'.		≤ 1.1	≤ 0.8	≤ 0.8
4	Apply in non-exposed deep pools/lakes that are in open connection with a national water.		≤ 3.7	≤ 0.8	≤ 0.8
5	Spreading dredged material in the same surface water body or adjacent (sediment-sharing) downstream surface water bodies (as referred to in Article 4.1269, third paragraph under b and c of the Ball) - Dredging spoil in the same surface water body in applications as referred to in Article 4.1269, second paragraph under f, g and h of the Bal		Applicable, but measuring and testing outliers		

INEV values

On 5 March 2020, RIVM released provisional intervention values for PFAS compounds; so-called INEVs (Indicative Levels for Serious Pollution).[7] On 20 July 2021, RIVM adjusted the risk limit values[8], which replaced the INEV values from 2020 as of 2 May 2022[9]. The INEV values of PFOS, PFOA and GenX are shown in Table B5.4. The competent authority may use the INEV value to assess whether there are risks to humans.

Table B5.4 Overview of INEV values PFAS

Stof	INEV soil# (µg/kg d.w)	INEV groundwater (incl. consumption) (µg/l)	INEV groundwater (excl. consumption*) (µg/l)
PFOA	**60**	0.02	**8.6**

[7] Explanation of Indicative Levels for Serious Pollution (INEV) PFAS for soil and groundwater, RIVM dated 5 March 2020
[8] Memo on risk limits for the determination of Intervention Values for PFOS, PFOA and GenX, RIVM dated 20 July 2021
[9] Collective letter soil and subsurface, Ministry of Infrastructure and Water Management, IENW/BSK-2022/49580, dated 2 May 2022

Stof	INEV soil# (µg/kg d.w)	INEV groundwater (incl. consumption) (µg/l)	INEV groundwater (excl. consumption*) (µg/l)
FRD (HFPO-DA)	**57**	0.330	**60**
PFOS	**59**	0.0099	**2.7**

* Consumption means consumption of groundwater as drinking water

On the basis of the temporary action framework for PFAS of the Ministry of Infrastructure and Water Management, soil type correction is made for testing against this value for organic matter levels between 10% and 30%

INEV-waarden

On 5 March 2020, RIVM published a report with indicative risk limits for PFAS compounds; so-called INEVs (Indicative Levels for Serious Pollution[10]). On 20 July 2021, RIVM adjusted these risk limits[11], which replaced the INEV values from 2020 as of 2 May 2022[12]. The INEV values of PFOS, PFOA and GenX are shown in Table B5.5. The competent authority can use these values to determine whether there is serious PFAS contamination at a specific location and whether measures (e.g. remediation) are required. This INEV value can also be used to assess whether there are risks to humans (use scenario living with a garden).

Tabel B5.5: Overview INEV-value PFAS

Paramater	INEV soil# (µg/kg d.s)	INEV groundwater (Inclusief consumption) (µg/l)	INEV groundwater (Exclusive consumption*) (µg/l)
PFOA	**60**	0,02	**8.6**
FRD (HFPO-DA)	**57**	0,330	**60**
PFOS	**59**	0,0099	**2.7**

* Consumption means consumption of groundwater as drinking water

Analogous to the temporary PFAS action framework of the Ministry of Infrastructure and Water Management, soil type correction is carried out for testing against this value for organic matter levels between 10% and 30%

[10] Explanation of Indicative Levels for Serious Pollution (INEV) PFAS for soil and groundwater, RIVM dated 5 March 2020
[11] Memo on risk limits for the determination of Intervention Values for PFOS, PFOA and GenX, RIVM dated 20 July 2021
[12] Collective letter soil and subsurface, Ministry of Infrastructure and Water Management, IENW/BSK-2022/49580, dated 2 May 2022

Our reference R001-1304595MMN-V01-evm-NL

Appendix 6 Tested results

Soil

Sample description	mm-1	mm-2	mm-3	mm-B
Depth (m bgl)	0-0.5	0-0.58	0.7-1.5	0-0.58
Lutum (%)	25	25	25	25
Humus (%)	10	10	10	10
Unit	mg/kg d.m.	mg/kg d.m.	mg/kg d.m.	mg/kg d.m.
METALS				
Barium (Ba)	28	38	159	7.6
Cadmium (Cd)	<0.12	<0.12	0.34	<0.080
Cobalt (Co)	6.7	6.7	27	1.6
Copper (Cu)	3.7	4.8	23	1.8
Mercury (Hg)	<0.050	<0.050	0.14	<0.035
Lead (Pb)	3.9	7.6	41	2.4
Molybdenum (Mo)	<0.7	<0.7	<0.7	<0.7
Nickel (Ni)	17	17	58	5.1
Zinc (Zn)	20	31	176	12
POLYCYCLIC AROMATIC HYDROCARBONS				
Total PAH 10 (Dutch Ministry)	<0.35	<0.35	<0.35	<0.35
CHLORINATED HYDROCARBONS				
Sum of 7 PCB Ballschmiter	<0.025	<0.025	<0.025	<0.012
OTHER COMPOUNDS				
Hydrocarbon Fraction C10-C40	<70	<70	<70	<35
Not in STI-list of the SPA				
Naphthalene	<0.035	<0.035	<0.035	<0.035
Fenanthrene	<0.035	<0.035	<0.035	<0.035
Anthracene	<0.035	<0.035	<0.035	<0.035
Fluoranthene	<0.035	<0.035	<0.035	<0.035
Chrysene	<0.035	<0.035	<0.035	<0.035
Benzo(a)anthracene	<0.035	<0.035	<0.035	<0.035
Benzo(a)pyrene	<0.035	<0.035	<0.035	<0.035
Benzo(k)fluoranthene	<0.035	<0.035	<0.035	<0.035
Indeno(1.2.3-c.d)pyrene	<0.035	<0.035	<0.035	<0.035
Benzo(g.h.i)perylene	<0.035	<0.035	<0.035	<0.035
Hydrocarbon Fraction C10-C12	<14 (91)	<14 (91)	<14 (91)	<7 (91)
Hydrocarbon Fraction C12-C16	<14 (91)	<14 (91)	<14 (91)	<7 (91)
Hydrocarbon Fraction C16-C20	<7 (91)	<7 (91)	<7 (91)	<3.5 (91)

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Sample description	mm-1		mm-2		mm-3		mm-B	
Hydrocarbon Fraction C20-C24	<7 (91)		<7 (91)		<7 (91)		<3.5 (91)	
Hydrocarbon Fraction C24-C28	<7 (91)		<7 (91)		15		<3.5 (91)	
Hydrocarbon Fraction C28-C32	<7 (91)		<7 (91)		25		<3.5 (91)	
Hydrocarbon Fraction C32-C36	<7 (91)		<7 (91)		<7 (91)		<3.5 (91)	
Hydrocarbon Fraction C36-C40	<7 (91)		<7 (91)		<7 (91)		<3.5 (91)	
PCB-28	<0.0035		<0.0035		<0.0035		<0.0018	
PCB-52	<0.0035		<0.0035		<0.0035		<0.0018	
PCB-101	<0.0035		<0.0035		<0.0035		<0.0018	
PCB-118	<0.0035		<0.0035		<0.0035		<0.0018	
PCB-138	<0.0035		<0.0035		<0.0035		<0.0018	
PCB-153	<0.0035		<0.0035		<0.0035		<0.0018	
PCB-180	<0.0035		<0.0035		<0.0035		<0.0018	
Conclusion		**-**		**-**		**-**		**-**

-	The analyzed value meets the standard for Agriculture/nature (landbouw/natuur)
<	All reporting limits shown are a corrected reporting limit by multiplying the 0.7 factor in accordance with the regulation ‘bodemkwaliteit’.
91	The reporting limit is not included or deviates from the reporting limit as included in Appendix G IV of the Regulation ‘bodemkwaliteit’.

Our reference R001-1304595MMN-V01-evm-NL

Sample description	MM BG PFAS
Depth (m bgl)	0-0.5
Lutum (%)	25
Humus (%)	10
Unit	mg/kg D.m.
Lutum (fraction < 2 um) (% van D.m.)	25
Organic matter (% van D.m.)	10
Sum branched PFOS-isomers (ug/kg D.m.)	<0.07 (91)
Sum branched PFOA-isomers (ug/kg D.m.)	<0.07 (91)
Sum linear en vertakte PFOA (perfluorooctanoic acid) (ug/kg D.m.)	0.23
Sum linear and branched PFOS (Perfluorooctanesulfonic acid) (ug/kg D.m.)	0.25
Perfluorbutaanzuur (PFBA) C4 (ug/kg D.m.)	<0.07 (91)
Perfluorpentaanzuur (PFPeA) C5 (ug/kg D.m.)	0.2
Perfluorhexaanzuur (PFHxA) C6 (ug/kg D.m.)	0.1
Perfluorheptaanzuur (PFHpA) C7 (ug/kg D.m.)	<0.07 (91)
Perfluoroctaanzuur (PFOA) C8 (ug/kg D.m.)	0.16
Perfluornonaanzuur (PFNA) C9 (ug/kg D.m.)	<0.07 (91)
Perfluordecaanzuur (PFDA) C10 (ug/kg D.m.)	<0.07 (91)
Perfluorundecaanzuur (PFUnA) C11 (ug/kg D.m.)	<0.07 (91)
Perfluordodecaanzuur (PFDoA) C12 (ug/kg D.m.)	<0.07 (91)
Perfluortridecaanzuur (PFTrA) C13 (ug/kg D.m.)	<0.07 (91)
Perfluortetradecaanzuur (PFTeA) C14 (ug/kg D.m.)	<0.07 (91)
Perfluorhexadecaanzuur (PFHxDA) C16 (ug/kg D.m.)	<0.07 (91)
Perfluoroctadecaanzuur (PFODA) C18 (ug/kg D.m.)	<0.07 (91)
Perfluorbutaansulfonaat (PFBS) C4 (ug/kg D.m.)	<0.07 (91)
Perfluorpentaansulfonaat (PFPeS) C5 (ug/kg D.m.)	<0.07 (91)
Perfluorhexaansulfonaat (PFHxS) C6 (ug/kg D.m.)	<0.07 (91)
Perfluorheptaansulfonaat (PFHpS) C7 (ug/kg D.m.)	<0.07 (91)
Perfluoroctaansulfonaat (PFOS) C8 (ug/kg D.m.)	0.18

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Sample description	MM BG PFAS	
Perfluordecaansulfonaat (PFD.M.) C10 (ug/kg D.m.)	<0.07 (91)	
4:2 fluortelomeer sulfonzuur (4:2FTS) (ug/kg D.m.)	<0.07 (91)	
6:2 fluortelomeer sulfonzuur (6:2FTS) (ug/kg Ds)	0,3	
8:2 fluortelomeer sulfonzuur (8:2FTS) (ug/kg Ds)	<0,07 (91)	
10:2 fluortelomeer sulfonzuur (10:2 FTS) (ug/kg Ds)	<0,07 (91)	
Perfluoroctaansulfonamide (PFOSA) (ug/kg Ds)	<0,07 (91)	
8:2 fluortelomeer fosfaat diester (8:2 diPAP) (ug/kg Ds)	<0,07 (91)	
Perfluoroctaansulfonylamide(N-ethyl)acetaat (ug/kg Ds)	<0,07 (91)	
N-methylperfluoroctaansulfonamide acetaat (ug/kg Ds)	<0,07 (91)	
N-methylperfluoroctaansulfonamide (MeFOSA) (ug/kg Ds)	<0,07 (91)	
Conclusion	-	

Sample description	MM BG PFAS	
Depth (m bgl)	0-0.5	
Lutum (%)	1.8	
Humus (%)	1.9	
Unit	ug/kg Ds	
PFAS COMPOUNDS		
sum linear and branched PFOA (perfluorooctanoic acid)	0.23	
sum linear and branched PFOS (Perfluorooctanesulfonic acid)	0.25	
Risico Index INEV (LB) ^ #	0.016	
Risico Index INEV (UB) ^ $	0.058	
Sum PEQ (LB) # !	0.83	
Sum PEQ (UB) $!	8.6	

Values indicated in italics have not been converted to standard soil and refer to measured values

^ Risk index (dimensionless) calculated according to the concentration addition method of the RIVM (memo Risicogrenzen tbv vaststelling van Interventiewaarden voor PFOS, PFOA en GenX, dated 29 April 2021) based on contents corrected to standard soil

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#	Calculated according to the lowerbound (LB) method of the RIVM. With the lowerbound method, the reporting limits are not included in the calculation, making this a best-case value
$	Calculated according to the upperbound (UB) method of the RIVM. With the upperbound method, the reporting limits are included in the calculation, making this a worst-case value
!	The value shown is calculated with contents corrected to standard soil

Groundwater

Monitoring well	100-1-1		200-1-1	
METALS				
Barium (Ba)	97		91	
Cadmium (Cd)	<0.2		<0.2	
Cobalt (Co)	<2		<2	
Copper (Cu)	<2		<2	
Mercury (Hg)	<0.05		<0.05	
Lead (Pb)	<2		<2	
Molybdenum (Mo)	<2		<2	
Nickel (Ni)	<3		<3	
Zinc (Zn)	<10		<10	
AROMATIC COMPOUNDS				
Benzene	<0.2		<0.2	
Ethylbenzene	<0.2		<0.2	
Toluene	<0.2		<0.2	
Sum of Xylenes	<0.21		<0.21	
Styrene	<0.2		<0.2	
som 16 aromatische oplosmiddelen (Bbk, 1-1-2008) (_US	<0.77		<0.77	
POLYCYCLIC AROMATIC HYDROCARBONS				
Naphthalene	<0.02		<0.02	
CHLORINATED HYDROCARBONS				
Vinyl Chloride	<0.2		<0.2	
Dichloromethane	<0.2		<0.2	
1,1-Dichloroethane	<0.2		<0.2	
1,2-Dichloroethane	<0.2		<0.2	
1,1-Dichloroethylene	<0.1		<0.1	
Sum of 1,2-Dichloroethenes	<0.21		<0.21	
Dichloorpropaan	<0.42		<0.42	
Chloroform	<0.2		<0.2	
1,1,1-Trichloroethane	<0.1		<0.1	
1,1,2-Trichloroethane	<0.1		<0.1	
Trichloroethylene (tri)	<0.2		<0.2	

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Monitoring well	100-1-1		200-1-1	
Carbontetrachloride (tetra)	<0.1		<0.1	
Tetrachloroethylene (per)	<0.1		<0.1	
OTHER COMPOUNDS				
Hydrocarbon Fraction C10-C40	<50		<50	
Tribromomethane (bromoform)	<0.2		<0.2	
Not in STI-list of the SPA				
Total PAH 10 (Dutch Ministry)	<0.0002		<0.0002	
1,2-Dichloroethylene (cis)	<0.1		<0.1	
Hydrocarbon Fraction C10-C12	<10		<10	
Hydrocarbon Fraction C12-C16	<10		<10	
Hydrocarbon Fraction C16-C20	<5		<5	
Hydrocarbon Fraction C20-C24	<5		<5	
Hydrocarbon Fraction C24-C28	<5		<5	
Hydrocarbon Fraction C28-C32	<5		<5	
Hydrocarbon Fraction C32-C36	<5		<5	
Hydrocarbon Fraction C36-C40	<5		<5	
Orthoxylene	<0.1		<0.1	
m,p-Xylene	<0.2		<0.2	
1,2-Dichloroethylene (trans)	<0.1		<0.1	
1,2-Dichloropropane	<0.2		<0.2	
1,3-Dichloropropane	<0.2		<0.2	
1,1-Dichloorpropaan	<0.2		<0.2	
som dichloorpropaan-isomeren	<0.42		<0.42	
pH (-)	6.94		6.85	
EC (µS/cm)	535		563	
Temperature (ºC)	10.2		11.2	
Conclusion		-		-

-	The analyzed value is less than or equal to the signaleringsparameter
<	All reporting limits shown are a corrected reporting limit by multiplying the 0.7 factor in accordance with the Soil Quality Regulations.
2	Some parameters are missing from the sum
11	Some parameters are missing from the calculation of the sum fraction

Our reference R001-1304595MMN-V01-evm-NL

Appendix 7 Analytical certificates

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Tauw Nederland
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Klantnr: 35003840

Analyserapport 1655913 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 22.01.2026

Opdracht	1655913 Bodem / Eluaat
Opdrachtgever	35003840 Tauw Nederland
Opdrachtacceptatie	16.01.2026

Geachte heer, mevrouw,

Hierbij zenden wij u de resultaten van het door u aangevraagde laboratoriumonderzoek.

De analyses zijn, tenzij anders vermeld, uitgevoerd overeenkomstig onze erkenning voor de werkzaamheid "Analyse voor milieuhygiënisch bodemonderzoek" van het Besluit Bodemkwaliteit.

Dit rapport mag alleen in zijn geheel worden gereproduceerd. Eventuele bijlagen zijn onderdeel van het rapport.

Let op: alleen de algemene voorwaarden van AL-West gedeponeerd bij de KvK te Deventer, zijn van toepassing.

Indien u nog vragen heeft of aanvullende informatie wenst, verzoeken wij u om contact op te nemen met Klantenservice.

Wij vertrouwen erop u met de toegezonden informatie van dienst te zijn.

Dit analyserapport met opdrachtnummer 1655913 en analyserapportversie 1 bevat de analyse(s) van monsternummer(s) 608725-608729.

Met vriendelijke groet,

AL-West B.V. (AGROLAB GROUP), [redacted], Tel. +31 570788118
Klantenservice

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

Kamer van Koophandel [redacted]
Nr. 08110898
VAT/BTW-ID-Nr.:
NL 811132559 B01

kwaliteitswaarborg bodembeheer SIKB

TESTING RvA L 005

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Analyserapport 1655913 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 22.01.2026

Monster informatie

Monsternummer	Datum monstername	Monster beschrijving
608725	16.01.2026 00:00	MM BG PFAS (0-50)
608726	16.01.2026 00:00	mm-1 (0-50)
608727	16.01.2026 00:00	mm-2 (0-58)
608728	16.01.2026 00:00	mm-3 (70-150)
608729	16.01.2026 00:00	mm-B (0-58)

Algemene monstervoorbehandeling

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
S	Voorbehandeling dmv breken (AS3000)		++[2)]	++[2)]	++[2)]	--[3)]	--[3)]
S	Voorbehandeling conform AS3000		--[3)]	++[1),2)]	++[1),2)]	++[1),2)]	++[1),2)]
S	Droge stof	%	89,5[1)]	92,3[1)]	88,4[1)]	76,1[1)]	88,0[1)]

Fracties (sedigraaf)

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
S	Fractie < 2 µm	% DS	1,8	--[3)]	--[3)]	--[3)]	--[3)]

Klassiek Chemische Analyses

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
S	Organische stof[6)]	% DS	1,9	--[3)]	--[3)]	--[3)]	--[3)]

Voorbehandeling metalen analyse

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Koningswater ontsluiting		--[3)]	++[1),2)]	++[1),2)]	++[1),2)]	++[1),2)]

Metalen

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Barium (Ba)	mg/kg DS	--[3)]	7,3	9,7	41	8,6
	Cadmium (Cd)	mg/kg DS	--[3)]	<0,1[5)]	<0,1[5)]	0,2	<0,1[5)]
	Kobalt (Co)	mg/kg DS	--[3)]	1,9	1,9	7,6	1,8
	Koper (Cu)	mg/kg DS	--[3)]	1,8	2,3	11	1,7
	Kwik (Hg)	mg/kg DS	--[3)]	<0,05[5)]	<0,05[5)]	0,10	<0,05[5)]
	Lood (Pb)	mg/kg DS	--[3)]	2,5	4,8	26	2,3
	Molybdeen (Mo)	mg/kg DS	--[3)]	<1,0[5)]	<1,0[5)]	<1,0[5)]	<1,0[5)]
	Nikkel (Ni)	mg/kg DS	--[3)]	5,8	5,9	20	5,7
	Zink (Zn)	mg/kg DS	--[3)]	8,6	13	74	12

PAK

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Anthraceen	mg/kg DS	--[3)]	<0,050[5)]	<0,050[5)]	<0,050[5)]	<0,050[5)]
	Benzo(a)anthraceen	mg/kg DS	--[3)]	<0,050[5)]	<0,050[5)]	<0,050[5)]	<0,050[5)]
	Benzo(a)pyreen	mg/kg DS	--[3)]	<0,050[5)]	<0,050[5)]	<0,050[5)]	<0,050[5)]

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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Analyserapport 1655913 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 22.01.2026

Monster informatie

Monsternummer	Datum monstername	Monster beschrijving
608725	16.01.2026 00:00	MM BG PFAS (0-50)
608726	16.01.2026 00:00	mm-1 (0-50)
608727	16.01.2026 00:00	mm-2 (0-58)
608728	16.01.2026 00:00	mm-3 (70-150)
608729	16.01.2026 00:00	mm-B (0-58)

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Benzo(ghi)peryleen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Benzo(k)fluorantheen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Chryseen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Fenanthreen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Fluorantheen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Indeno-(1,2,3-c,d)pyreen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Naftaleen	mg/kg DS	--[3]	<0,050[5]	<0,050[5]	<0,050[5]	<0,050[5]
	Som PAK (VROM)	**mg/kg DS**	**--[3]**	**n.a.[5]**	**n.a.[5]**	**n.a.[5]**	**n.a.[5]**

Minerale olie

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Koolwaterstoffractie C10-C40	mg/kg DS	--[3]	<20[5]	<20[5]	<20[5]	<20[5]
	Koolwaterstoffractie C10-C12	mg/kg DS	--[3]	<4[5]	<4[5]	<4[5]	<4[5]
	Koolwaterstoffractie C12-C16	mg/kg DS	--[3]	<4[5]	<4[5]	<4[5]	<4[5]
	Koolwaterstoffractie C16-C20*)	mg/kg DS	--[3]	<2[5]	<2[5]	<2[5]	<2[5]
	Koolwaterstoffractie C20-C24*)	mg/kg DS	--[3]	<2[5]	<2[5]	<2[5]	<2[5]
	Koolwaterstoffractie C24-C28*)	mg/kg DS	--[3]	<2[5]	<2[5]	3	<2[5]
	Koolwaterstoffractie C28-C32*)	mg/kg DS	--[3]	<2[5]	<2[5]	5	<2[5]
	Koolwaterstoffractie C32-C36*)	mg/kg DS	--[3]	<2[5]	<2[5]	<2[5]	<2[5]
	Koolwaterstoffractie C36-C40*)	mg/kg DS	--[3]	<2[5]	<2[5]	<2[5]	<2[5]

Polychloorbifenylen

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	PCB 28	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	PCB 52	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	PCB 101	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	PCB 118	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	PCB 138	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	PCB 153	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	PCB 180	mg/kg DS	--[3]	<0,001[5]	<0,001[5]	<0,001[5]	<0,001[5]
	Som PCB (7 Ballschmiter)	**mg/kg DS**	**--[3]**	**n.a.[5]**	**n.a.[5]**	**n.a.[5]**	**n.a.[5]**

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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Analyserapport 1655913 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 22.01.2026

Monster informatie

Monsternummer	Datum monstername	Monster beschrijving
608725	16.01.2026 00:00	MM BG PFAS (0-50)
608726	16.01.2026 00:00	mm-1 (0-50)
608727	16.01.2026 00:00	mm-2 (0-58)
608728	16.01.2026 00:00	mm-3 (70-150)
608729	16.01.2026 00:00	mm-B (0-58)

Perfluorverbindingen

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Perfluor-n-butaanzuur (PFBA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-pentaanzuur (PFPeA)	µg/kg DS	0,2	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-hexaanzuur (PFHxA)	µg/kg DS	0,1	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-heptaanzuur (PFHpA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluoroctaanzuur lineair (PFOA)	µg/kg DS	0,16	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluoroctaanzuur vertakt (PFOA)	µg/kg DS	<0,10[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Som Perfluoroctaanzuur (PFOA) (factor 0,7)	**µg/kg DS**	**0,23[4)]**	**--[3)]**	**--[3)]**	**--[3)]**	**--[3)]**
	Perfluor-n-decaanzuur (PFDA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-nonaanzuur (PFNA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-undecaanzuur (PFUnDA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-dodecaanzuur (PFDoDA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-tridecaanzuur (PFTrDA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-tetradecaanzuur (PFTeDA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-hexadecaanzuur (PFHxDA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-octadecaanzuur (PFODA)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-butaansulfonzuur (PFBS)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-pentaansulfonzuur (PFPeS)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluorhexaansulfonzuur (PFHxS)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluor-n-heptaansulfonzuur (PFHpS)	µg/kg DS	<0,1[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluoroctaansulfonzuur lineair (PFOS)	µg/kg DS	0,18	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluoroctaansulfonzuur vertakt (PFOS)	µg/kg DS	<0,10[5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Som Perfluoroctaansulfonzuur (PFOS) 0,7F	**µg/kg DS**	**0,25[4)]**	**--[3)]**	**--[3)]**	**--[3)]**	**--[3)]**

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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Analyserapport 1655913 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 22.01.2026

Monster informatie

Monsternummer	Datum monstername	Monster beschrijving
608725	16.01.2026 00:00	MM BG PFAS (0-50)
608726	16.01.2026 00:00	mm-1 (0-50)
608727	16.01.2026 00:00	mm-2 (0-58)
608728	16.01.2026 00:00	mm-3 (70-150)
608729	16.01.2026 00:00	mm-B (0-58)

	Parameter	Eenheid	608725 MM BG PFAS (0-50)	608726 mm-1 (0-50)	608727 mm-2 (0-58)	608728 mm-3 (70-150)	608729 mm-B (0-58)
	Perfluor-n-decaansulfonzuur (PFDS)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	Perfluoroctaansulfonamide (PFOSA)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	4:2 fluortelomeersulfonzuur (4:2 FTS)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	6:2 fluortelomeersulfonzuur (6:2 FTS)	µg/kg DS	0,3	--[3)]	--[3)]	--[3)]	--[3)]
	8:2 fluortelomeersulfonzuur (8:2 FTS)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	10:2 fluortelomeersulfonzuur (10:2 FTS)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	8:2 fluortelomeerfosfaat diester (8:2 diPAP)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	N-Methylperfluoroctaansulfonamide (N-MeFOSA)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	N-Methylperfluoroctaansulfonamide-azijnzuur (N-MeFOSAA)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]
	N-ethylperfluor-n-octaansulfonamido-azijnzuur (EtPFOSAA)	µg/kg DS	<0,1 [5)]	--[3)]	--[3)]	--[3)]	--[3)]

De parameter-specifieke meetonzekerheid en informatie over de berekeningsmethode zijn op aanvraag beschikbaar, indien de gerapporteerde resultaten boven de parameterspecifieke rapportagegrens liggen. De minimale prestatiecriteria van de toegepaste methoden zijn in het algemeen gebaseerd op Richtlijn 2009/90/EG van de Europese Commissie met betrekking tot de meetonzekerheid.
[1)] Alle resultaten van de vaste parameters zijn gebaseerd op droge stof (DS), behalve de analyten die zijn gemarkeerd met het teken [1)] die zijn gebaseerd op origineel materiaal (OM).
[2)] "++" Geeft aan dat de noodzakelijke behandeling in het laboratorium is uitgevoerd.
[3)] "--" Geeft "niet aangevraagd" aan.
[4)] Bij deze som zijn resultaten "<rapportagegrens" vermenigvuldigd met 0,7.
[5)] Verklaring:"<" of n.a. betekent dat het gehalte van de component lager is dan de rapportagegrens.
[6)] Het organische stof gehalte is gecorrigeerd met het lutum gehalte, indien geen lutum is bepaald dan is gecorrigeerd met een lutum gehalte van 5,4%. Het organische stof gehalte is niet gecorrigeerd voor het vrij ijzer gehalte, tenzij dit bepaald is.
S Erkend volgens AS SIKB 3000

Start van de test: 17.01.2026
Einde van de test: 22.01.2026

De resultaten hebben uitsluitend betrekking op de geteste items. In gevallen waarin het laboratorium niet verantwoordelijk was voor de bemonstering, gelden de gerapporteerde resultaten voor de monsters zoals deze zijn ontvangen. Het laboratorium is niet verantwoordelijk voor de door de klant verstrekte informatie. Eventuele klantinformatie in dit analyserapport valt niet onder de accreditatie van het laboratorium en kan de geldigheid van de resultaten beïnvloeden. Gedeeltelijke reproductie van het rapport zonder onze schriftelijke toestemming is niet toegestaan.
In het geval van een conformiteitsverklaring wordt de discrete benadering gebruikt als beslisregel. Dit betekent dat de meetonzekerheid niet wordt meegenomen in de conformiteitsverklaring met een specificatie of norm.

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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Analyserapport 1655913 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 22.01.2026

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Klantenservice

Lijst van methoden

conform NEN 6961; NEN-EN 13657 (afval)	Koningswater ontsluiting
conform Protocollen AS 3000	Voorbehandeling conform AS3000 • Organische stof[6)]
conformNEN-EN12880; AS3000, AS3200; NEN-EN15934	Droge stof
DIN 38414-14 : 2011-08	Perfluor-n-butaanzuur (PFBA) • Perfluor-n-pentaanzuur (PFPeA) • Perfluor-n-hexaanzuur (PFHxA) • Perfluor-n-heptaanzuur (PFHpA) • Perfluoroctaanzuur lineair (PFOA) • Perfluoroctaanzuur vertakt (PFOA) • Som Perfluoroctaanzuur (PFOA) (factor 0,7) • Perfluor-n-decaanzuur (PFDA) • Perfluor-n-nonaanzuur (PFNA) • Perfluor-n-butaansulfonzuur (PFBS) • Perfluorhexaansulfonzuur (PFHxS) • Perfluoroctaansulfonzuur lineair (PFOS) • Perfluoroctaansulfonzuur vertakt (PFOS) • Som Perfluoroctaansulfonzuur (PFOS) 0,7F
eigen methode	Anthraceen • Benzo(a)anthraceen • Benzo(a)pyreen • Benzo(ghi)peryleen • Benzo(k)fluorantheen • Chryseen • Fenanthreen • Fluorantheen • Indeno-(1,2,3-c,d)pyreen • Naftaleen • Som PAK (VROM) • Koolwaterstoffractie C10-C40 • Koolwaterstoffractie C10-C12 • Koolwaterstoffractie C12-C16 • PCB 28 • PCB 52 • PCB 101 • PCB 118 • PCB 138 • PCB 153 • PCB 180 • Som PCB (7 Ballschmiter)
eigen methode*)	Koolwaterstoffractie C16-C20*) • Koolwaterstoffractie C20-C24*) • Koolwaterstoffractie C24-C28*) • Koolwaterstoffractie C28-C32*) • Koolwaterstoffractie C32-C36*) • Koolwaterstoffractie C36-C40*)
Eigen methode (analyse conform DIN 38414-14)	Perfluor-n-undecaanzuur (PFUnDA) • Perfluor-n-dodecaanzuur (PFDoDA) • Perfluor-n-tridecaanzuur (PFTrDA) • Perfluor-n-tetradecaanzuur (PFTeDA) • Perfluor-n-hexadecaanzuur (PFHxDA) • Perfluor-n-octadecaanzuur (PFODA) • Perfluor-n-pentaansulfonzuur (PFPeS) • Perfluor-n-heptaansulfonzuur (PFHpS) • Perfluor-n-decaansulfonzuur (PFDS) • Perfluoroctaansulfonamide (PFOSA) • 4:2 fluortelomeersulfonzuur (4:2 FTS) • 6:2 fluortelomeersulfonzuur (6:2 FTS) • 8:2 fluortelomeersulfonzuur (8:2 FTS) • 10:2 fluortelomeersulfonzuur (10:2 FTS) • 8:2 fluortelomeerfosfaat diester (8:2 diPAP) • N-Methylperfluoroctaansulfonamide (N-MeFOSA) • N-Methylperfluoroctaansulfonamide-azijnzuur (N-MeFOSAA) • N-ethylperfluor-n-octaansulfonamido-azijnzuur (EtPFOSAA)
NEN 6950 (NEN6961/NEN-EN-ISO 54321, NEN-ISO 16772)	Kwik (Hg)
NEN6961/NEN-EN-ISO 54321/NEN-EN-ISO11885	Barium (Ba) • Cadmium (Cd) • Kobalt (Co) • Koper (Cu) • Lood (Pb) • Molybdeen (Mo) • Nikkel (Ni) • Zink (Zn)
Protocollen AS 3000 / Protocollen AS 3200	Voorbehandeling dmv breken (AS3000) • Fractie < 2 µm

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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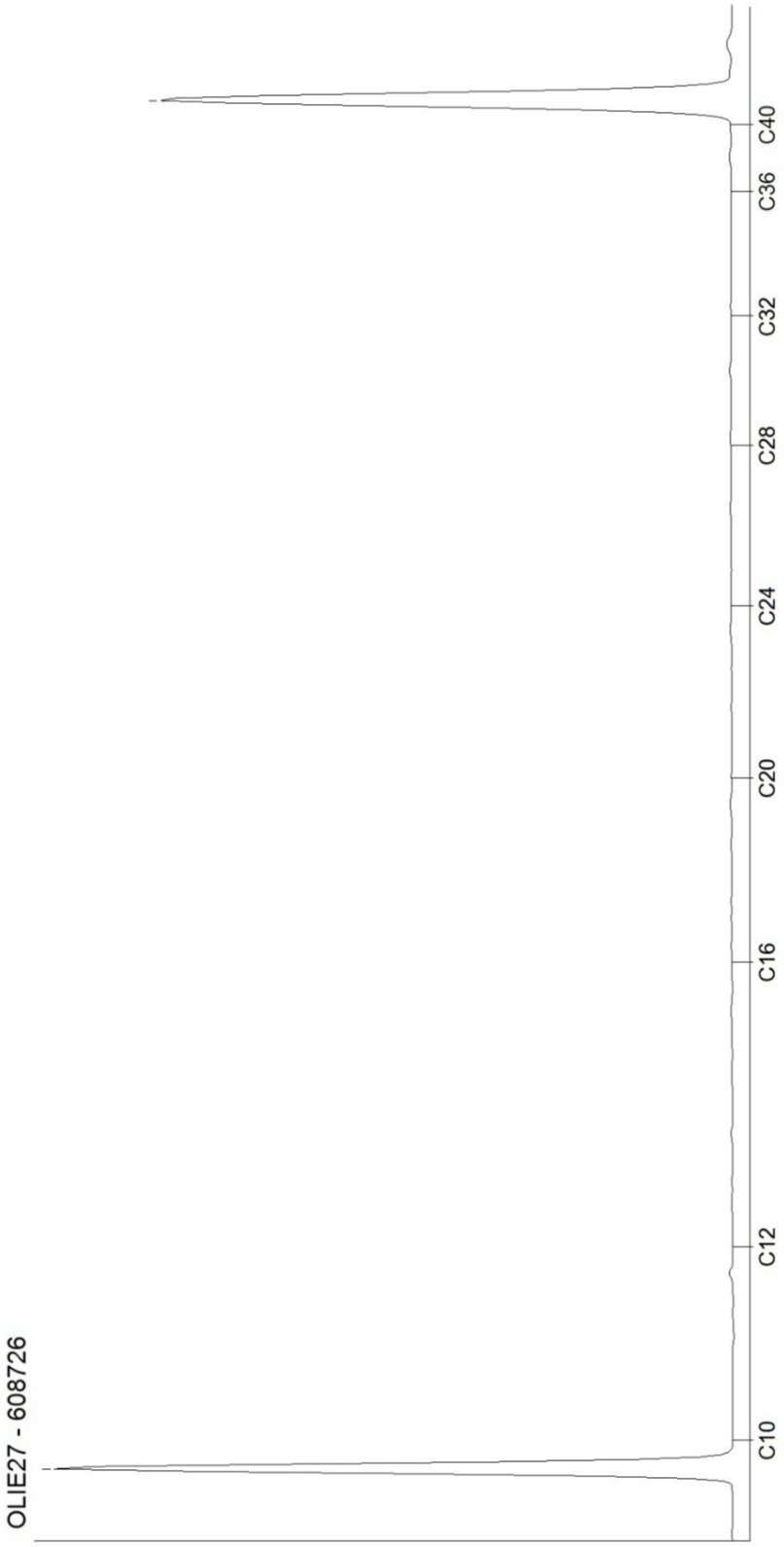
CHROMATOGRAM for Order No. 1655913, Analysis No. 608726, created at 21.01.2026 11:20:42

Monster beschrijving: mm-1 (0-50)



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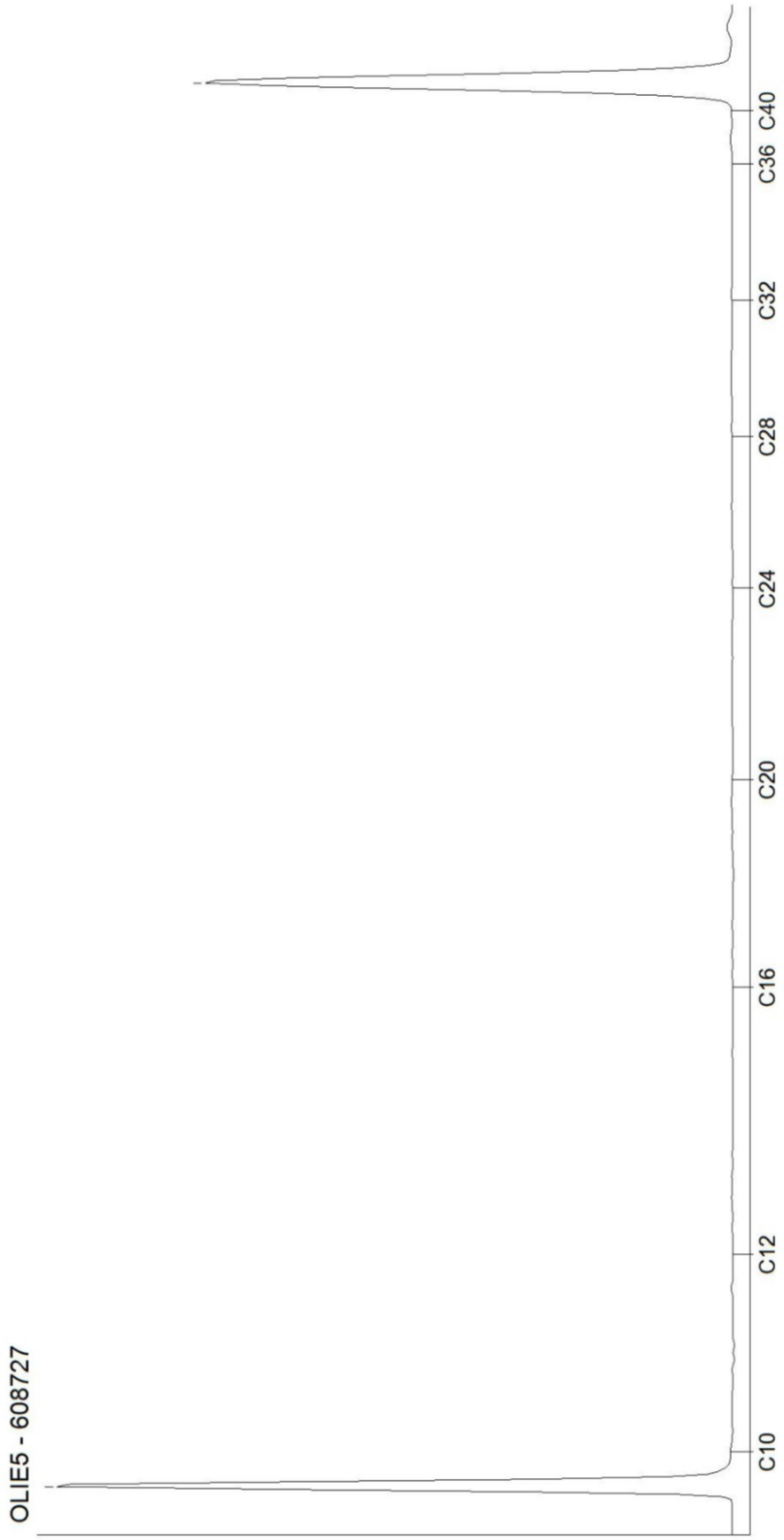
CHROMATOGRAM for Order No. 1655913, Analysis No. 608727, created at 22.01.2026 07:48:54

Monster beschrijving: mm-2 (0-58)



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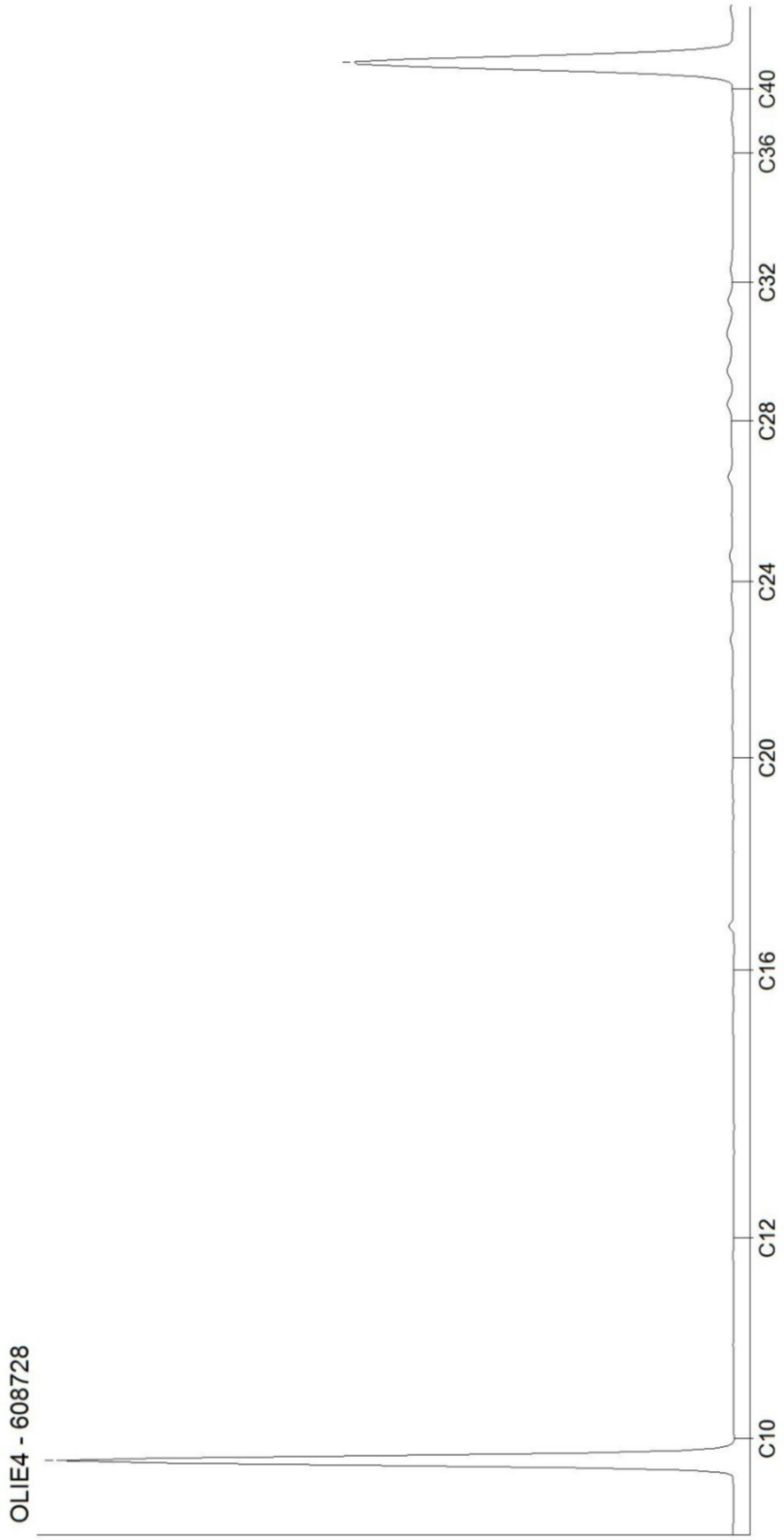
CHROMATOGRAM for Order No. 1655913, Analysis No. 608728, created at 21.01.2026 12:45:06

Monster beschrijving: mm-3 (70-150)



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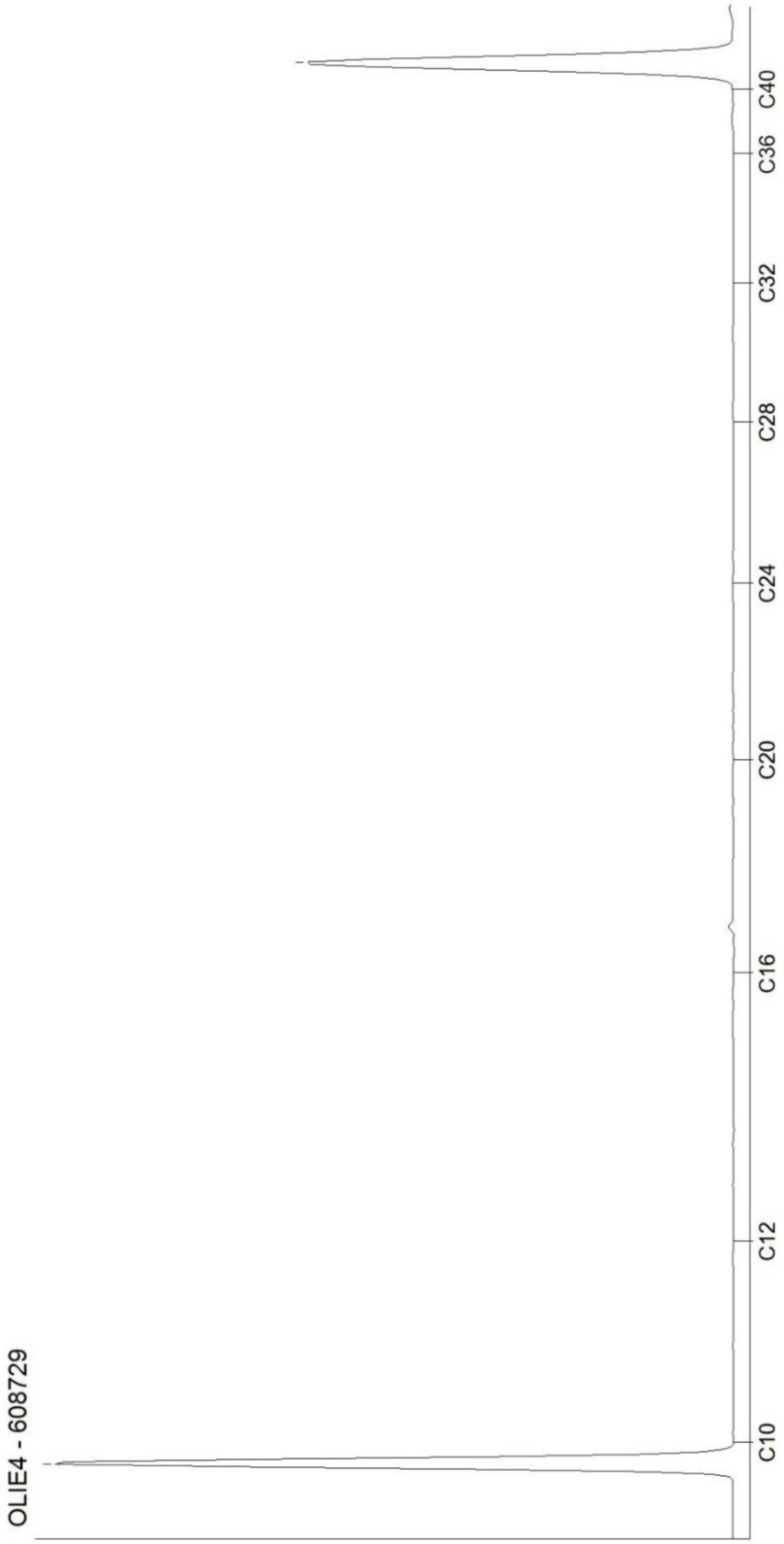
CHROMATOGRAM for Order No. 1655913, Analysis No. 608729, created at 21.01.2026 12:45:06

Monster beschrijving: mm-B (0-58)



Kamer van Koophandel [redacted]
Nr. 08110898
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Tauw Nederland
POSTBUS 133
7400 AC DEVENTER

Klantnr: 35003840

Analyserapport 1656063 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 21.01.2026

Opdracht	1656063 Grondwater
Opdrachtgever	35003840 Tauw Nederland
Opdrachtacceptatie	16.01.2026

Geachte heer, mevrouw,

Hierbij zenden wij u de resultaten van het door u aangevraagde laboratoriumonderzoek.

De analyses zijn, tenzij anders vermeld, uitgevoerd overeenkomstig onze erkenning voor de werkzaamheid "Analyse voor milieuhygiënisch bodemonderzoek" van het Besluit Bodemkwaliteit.

Dit rapport mag alleen in zijn geheel worden gereproduceerd. Eventuele bijlagen zijn onderdeel van het rapport.

Let op: alleen de algemene voorwaarden van AL-West gedeponeerd bij de KvK te Deventer, zijn van toepassing.

Indien u nog vragen heeft of aanvullende informatie wenst, verzoeken wij u om contact op te nemen met Klantenservice.

Wij vertrouwen erop u met de toegezonden informatie van dienst te zijn.

Dit analyserapport met opdrachtnummer 1656063 en analyserapportversie 1 bevat de analyse(s) van monsternummer(s) 609762-609763.

Met vriendelijke groet,

AL-West B.V. (AGROLAB GROUP), [redacted], Tel. 31 570788118
Klantenservice

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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Analyserapport 1656063 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 21.01.2026

Monster informatie

Monsternummer	Monster beschrijving	Datum monstername
609762	100 (250-350)	16.01.2026 00:00
609763	200 (300-400)	16.01.2026 00:00

Metalen (AS3000)

	Parameter	Eenheid	609762 100 (250-350)	609763 200 (300-400)
S	Barium (Ba)	µg/l	97	91
S	Cadmium (Cd)	µg/l	<0,20[2)]	<0,20[2)]
S	Kobalt (Co)	µg/l	<2,0[2)]	<2,0[2)]
S	Koper (Cu)	µg/l	<2,0[2)]	<2,0[2)]
S	Kwik (Hg)	µg/l	<0,050[2)]	<0,050[2)]
S	Lood (Pb)	µg/l	<2,0[2)]	<2,0[2)]
S	Molybdeen (Mo)	µg/l	<2,0[2)]	<2,0[2)]
S	Nikkel (Ni)	µg/l	<3,0[2)]	<3,0[2)]
S	Zink (Zn)	µg/l	<10[2)]	<10[2)]

Aromaten (AS3000)

	Parameter	Eenheid	609762 100 (250-350)	609763 200 (300-400)
S	Benzeen	µg/l	<0,20[2)]	<0,20[2)]
S	Tolueen	µg/l	<0,20[2)]	<0,20[2)]
S	Ethylbenzeen	µg/l	<0,20[2)]	<0,20[2)]
S	m,p-Xyleen	µg/l	<0,20[2)]	<0,20[2)]
S	ortho-Xyleen	µg/l	<0,10[2)]	<0,10[2)]
S	**Som Xylenen (Factor 0,7)**	**µg/l**	**0,21[1)]**	**0,21[1)]**
S	Naftaleen	µg/l	<0,020[2)]	<0,020[2)]
S	Styreen	µg/l	<0,20[2)]	<0,20[2)]

Chloorhoudende koolwaterstoffen (AS3000)

	Parameter	Eenheid	609762 100 (250-350)	609763 200 (300-400)
S	Dichloormethaan	µg/l	<0,20[2)]	<0,20[2)]
S	Trichloormethaan (Chloroform)	µg/l	<0,20[2)]	<0,20[2)]
S	Tetrachloormethaan (Tetra)	µg/l	<0,10[2)]	<0,10[2)]
S	1,1-Dichloorethaan	µg/l	<0,20[2)]	<0,20[2)]
S	1,2-Dichloorethaan	µg/l	<0,20[2)]	<0,20[2)]
S	1,1,1-Trichloorethaan	µg/l	<0,10[2)]	<0,10[2)]
S	1,1,2-Trichloorethaan	µg/l	<0,10[2)]	<0,10[2)]
S	Vinylchloride	µg/l	<0,20[2)]	<0,20[2)]
S	1,1-Dichlooretheen	µg/l	<0,10[2)]	<0,10[2)]
S	Cis-1,2-Dichlooretheen	µg/l	<0,10[2)]	<0,10[2)]
S	trans-1,2-Dichlooretheen	µg/l	<0,10[2)]	<0,10[2)]
S	**Som cis/trans-1,2-Dichlooretheen (Factor 0,7)**	**µg/l**	**0,14[1)]**	**0,14[1)]**
S	**Som Dichlooretheen (Factor 0,7)**	**µg/l**	**0,21[1)]**	**0,21[1)]**
S	Trichlooretheen (Tri)	µg/l	<0,20[2)]	<0,20[2)]
S	Tetrachlooretheen (Per)	µg/l	<0,10[2)]	<0,10[2)]
S	1,1-Dichloorpropaan	µg/l	<0,20[2)]	<0,20[2)]

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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Analyserapport 1656063 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 21.01.2026

Monster informatie

Monsternummer	Monster beschrijving	Datum monstername
609762	100 (250-350)	16.01.2026 00:00
609763	200 (300-400)	16.01.2026 00:00

	Parameter	Eenheid	609762 100 (250-350)	609763 200 (300-400)
S	1,2-Dichloorpropaan	µg/l	<0,20[2)]	<0,20[2)]
S	1,3-Dichloorpropaan	µg/l	<0,20[2)]	<0,20[2)]
S	**Som Dichloorpropanen (Factor 0,7)**	**µg/l**	**0,42[1)]**	**0,42[1)]**

Broomhoudende koolwaterstoffen

	Parameter	Eenheid	609762 100 (250-350)	609763 200 (300-400)
S	Tribroommethaan (bromoform)	µg/l	<0,20[2)]	<0,20[2)]

Minerale olie (AS3000)

	Parameter	Eenheid	609762 100 (250-350)	609763 200 (300-400)
S	Koolwaterstoffractie C10-C40	µg/l	<50[2)]	<50[2)]
	Koolwaterstoffractie C10-C12*)	µg/l	<10[2)]	<10[2)]
	Koolwaterstoffractie C12-C16*)	µg/l	<10[2)]	<10[2)]
	Koolwaterstoffractie C16-C20*)	µg/l	<5,0[2)]	<5,0[2)]
	Koolwaterstoffractie C20-C24*)	µg/l	<5,0[2)]	<5,0[2)]
	Koolwaterstoffractie C24-C28*)	µg/l	<5,0[2)]	<5,0[2)]
	Koolwaterstoffractie C28-C32*)	µg/l	<5,0[2)]	<5,0[2)]
	Koolwaterstoffractie C32-C36*)	µg/l	<5,0[2)]	<5,0[2)]
	Koolwaterstoffractie C36-C40*)	µg/l	<5,0[2)]	<5,0[2)]

De parameter-specifieke meetonzekerheid en informatie over de berekeningsmethode zijn op aanvraag beschikbaar, indien de gerapporteerde resultaten boven de parameterspecifieke rapportagegrens liggen. De minimale prestatiecriteria van de toegepaste methoden zijn in het algemeen gebaseerd op Richtlijn 2009/90/EG van de Europese Commissie met betrekking tot de meetonzekerheid.
[1)] Bij deze som zijn resultaten "<rapportagegrens" vermenigvuldigd met 0,7.
[2)] Verklaring:"<" of n.a. betekent dat het gehalte van de component lager is dan de rapportagegrens.
S Erkend volgens AS SIKB 3000

Start van de test: 16.01.2026
Einde van de test: 20.01.2026

De resultaten hebben uitsluitend betrekking op de geteste items. In gevallen waarin het laboratorium niet verantwoordelijk was voor de bemonstering, gelden de gerapporteerde resultaten voor de monsters zoals deze zijn ontvangen. Het laboratorium is niet verantwoordelijk voor de door de klant verstrekte informatie. Eventuele klantinformatie in dit analyserapport valt niet onder de accreditatie van het laboratorium en kan de geldigheid van de resultaten beïnvloeden. Gedeeltelijke reproductie van het rapport zonder onze schriftelijke toestemming is niet toegestaan.
In het geval van een conformiteitsverklaring wordt de discrete benadering gebruikt als beslisregel. Dit betekent dat de meetonzekerheid niet wordt meegenomen in de conformiteitsverklaring met een specificatie of norm.

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DOC-13-27128749-NL-P3

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Analyserapport 1656063 1304595 EMM - bodemonderzoeken Zwijndrecht & Bid

Datum: 21.01.2026

Lijst van methoden

eigen methode*)	Koolwaterstoffractie C10-C12*) • Koolwaterstoffractie C12-C16*) • Koolwaterstoffractie C16-C20*) • Koolwaterstoffractie C20-C24*) • Koolwaterstoffractie C24-C28*) • Koolwaterstoffractie C28-C32*) • Koolwaterstoffractie C32-C36*) • Koolwaterstoffractie C36-C40*)
Protocollen AS 3100	Barium (Ba) • Cadmium (Cd) • Kobalt (Co) • Koper (Cu) • Kwik (Hg) • Lood (Pb) • Molybdeen (Mo) • Nikkel (Ni) • Zink (Zn) • Benzeen • Tolueen • Ethylbenzeen • m,p-Xyleen • ortho-Xyleen • Som Xylenen (Factor 0,7) • Naftaleen • Styreen • Dichloormethaan • Trichloormethaan (Chloroform) • Tetrachloormethaan (Tetra) • 1,1-Dichloorethaan • 1,2-Dichloorethaan • 1,1,1-Trichloorethaan • 1,1,2-Trichloorethaan • Vinylchloride • 1,1-Dichlooretheen • Cis-1,2-Dichlooretheen • trans-1,2-Dichlooretheen • Som cis/trans-1,2-Dichlooretheen (Factor 0,7) • Som Dichlooretheen (Factor 0,7) • Trichlooretheen (Tri) • Tetrachlooretheen (Per) • 1,1-Dichloorpropaan • 1,2-Dichloorpropaan • 1,3-Dichloorpropaan • Som Dichloorpropanen (Factor 0,7) • Tribroommethaan (bromoform) • Koolwaterstoffractie C10-C40

Parameters uitgevoerd door AL-West BV zijn geaccrediteerd volgens EN ISO/IEC 17025:2017. Alleen niet-geaccrediteerde en/of uitbestede parameters zijn gemarkeerd met het symbool *).

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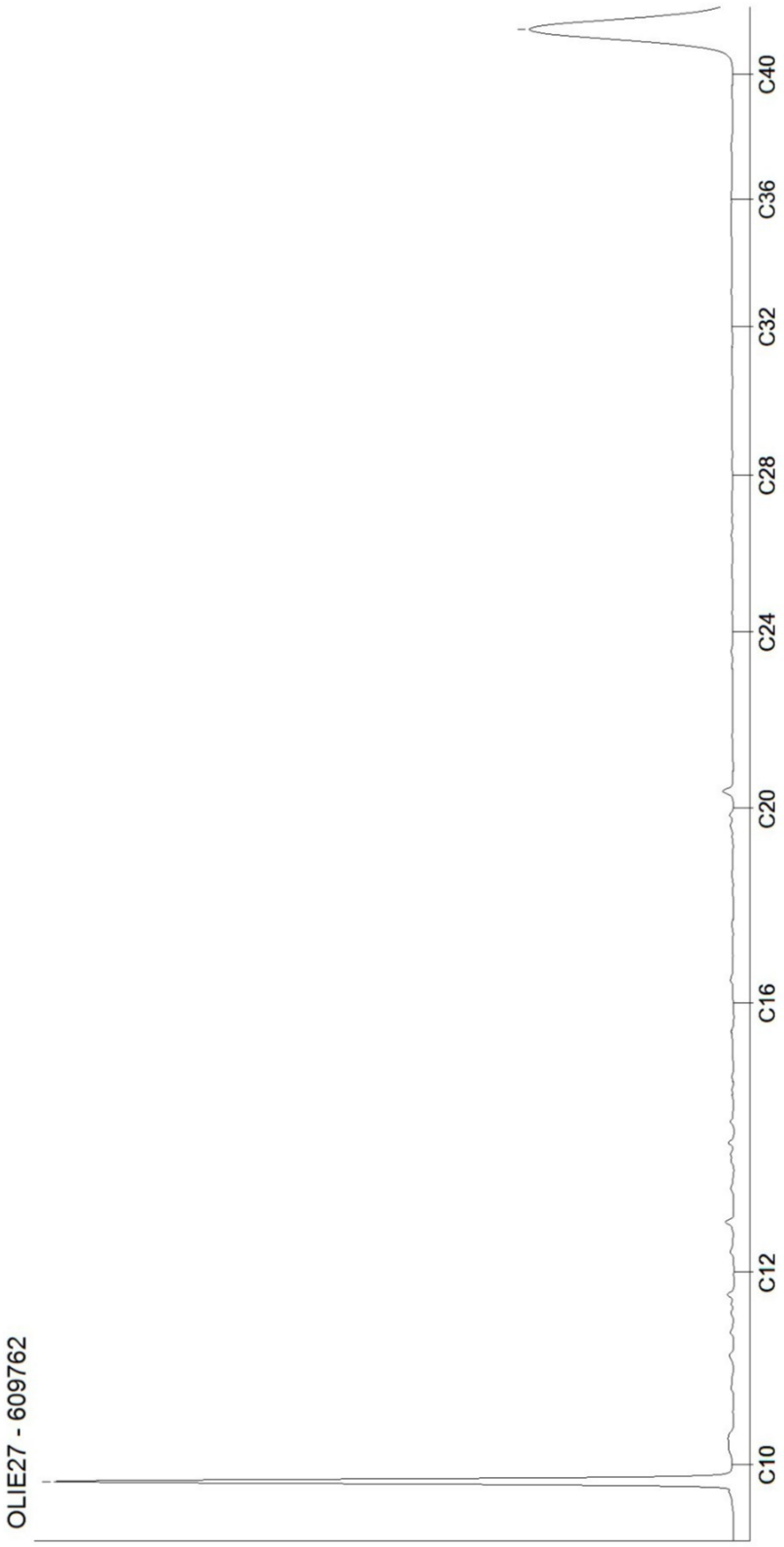
CHROMATOGRAM for Order No. 1656063, Analysis No. 609762, created at 20.01.2026 11:53:13

Monster beschrijving: 100 (250-350)



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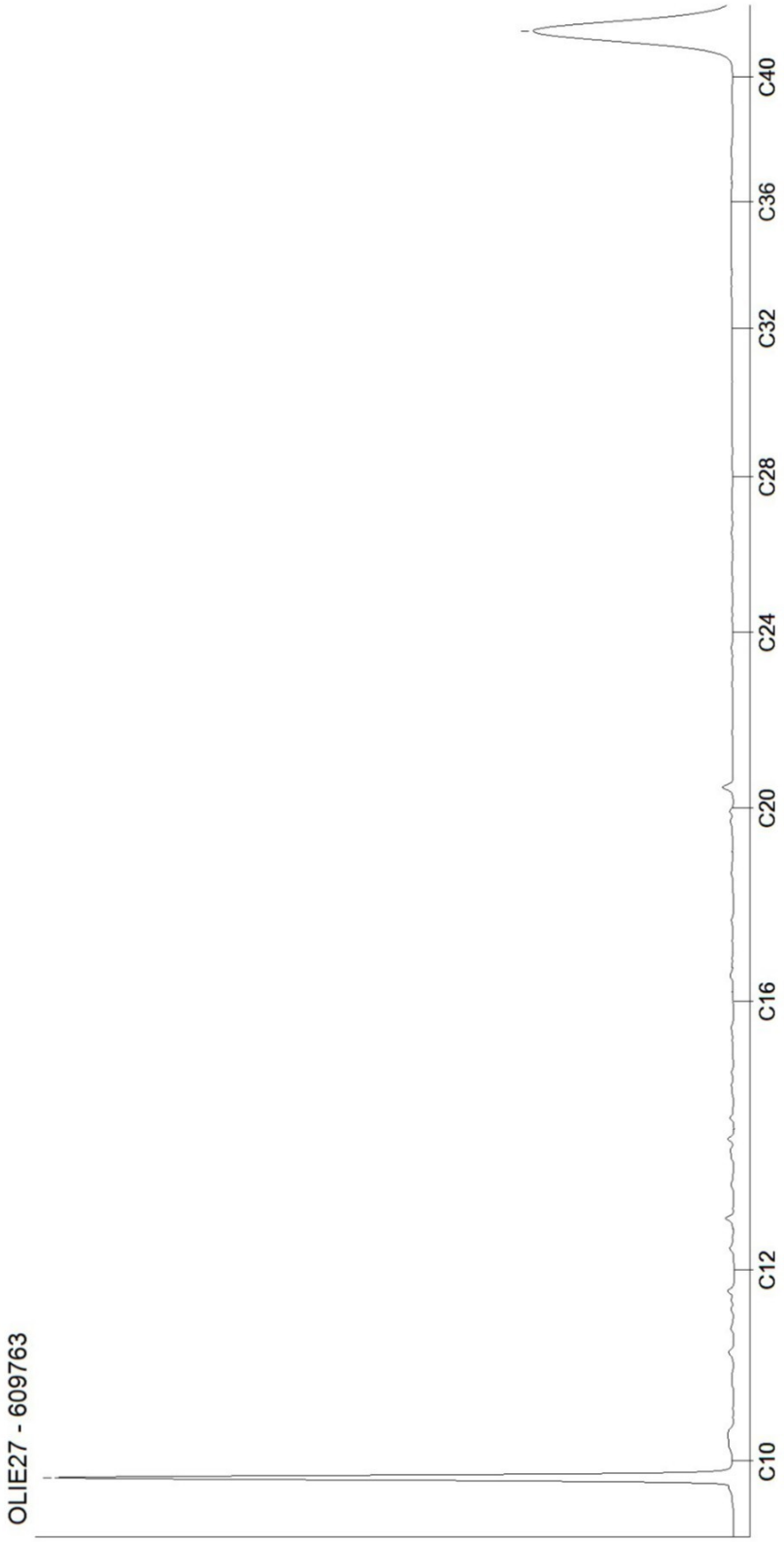
CHROMATOGRAM for Order No. 1656063, Analysis No. 609763, created at 20.01.2026 11:53:13

Monster beschrijving: 200 (300-400)



Kamer van Koophandel [redacted]
Nr. 08110898
VAT/BTW-ID-Nr.:
NL 811132559 B01

Appendix 8 Photo log site visit and fieldwork

Photographs site visit

Photo 1. Storage northeastern part of the site

Photo 2. Loading Dock northern part site

Photo 3. Storage empty packaging

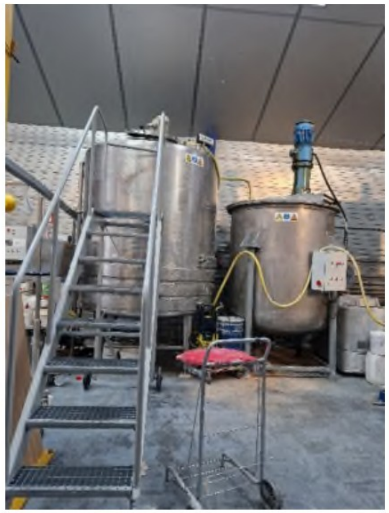


Photo 4. Two mixing tanks and filling lines

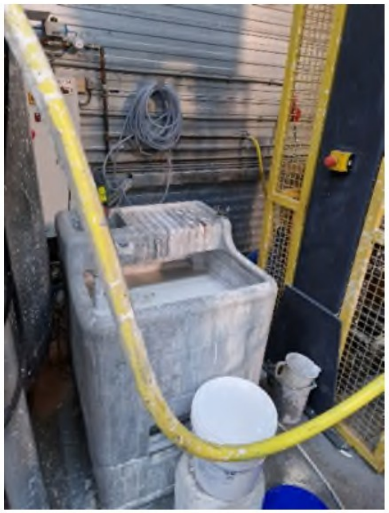


Photo 5. Flocculation tank

Photo 6. Filler tank and vacuum cleaner

Photographs site visit

Photo 7. Spill kit

Photo 8. Storage packaging

Photo 9. Outdoor storage under roofing (empty jerrycans)

Photo 10. Empty flushed IBC's

Photo 11. Outdoor overview stelcon plates and clinckers

Photo 12. PGS15 storage

Photographs site visit

Photo 13. PGS15 storage

Photo 14. Former storage facility

Photo 15. Location monitoring well

Photo 16. Grass field east from container

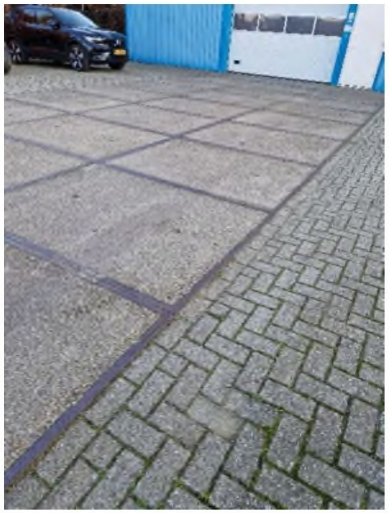


Photo 17. Location monitoring well 2

Photo 18. Location monitoring well 2

Photo log fieldwork

Photo 1: Overview 1 - 16-01-2026

Photo 2: Overview 2 - 16-01-2026

Photo 3: Overview 3 - 16-01-2026

Photo 4: Overview 4 - 16-01-2026

Photo 5: Overview 5 - 16-01-2026

Photo 6: Overview 6 - 16-01-2026

Photo log fieldwork

Photo 7: Overview 7 - 16-01-2026

Appendix 9 Cadastral excerpts

kadaster

BETREFT
Dronten E 1280

UW REFERENTIE
1304595

GELEVERD OP
11-12-2025 - 09:50

PRODUCTIEORDERNUMMER
S11224402474

VOLLEDIG GESIGNALEERD T/M
10-12-2025 - 14:59

VOLLEDIG BIJGEWERKT T/M
10-12-2025 - 14:59

Eigendomsinformatie

ALGEMEEN

Kadastrale aanduiding	Dronten E 1280 Kadastrale objectidentificatie: 089070128070000
Locatie	Plantweg 1 8256 SC Biddinghuizen Locatiegegevens zijn ontleend aan de Basisregistratie Adressen en Gebouwen
BAG identificatie	0303010000629642
Kadastrale grootte	1.775 m²
Grens en grootte	Vastgesteld
Coördinaten	176539 - 497090
Omschrijving	Bedrijvigheid (industrie) Erf - tuin
Koopsom	€ 287.500
Koopjaar	2017
Ontstaan uit	Dronten E 1077 Dronten E 1102

AANTEKENINGEN

Publiekrechtelijke beperking in de zin van de Wet kenbaarheid publiekrechtelijke beperkingen onroerende zaken	Er zijn geen beperkingen bekend

RECHTEN

1	**Eigendom belast met Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet Privaatrecht op gedeelte van perceel (zie 1.1 t/m 1.6)**
Soort recht	Eigendom (recht van)
Afkomstig uit stuk	Hyp4 69998/80
Ingeschreven op	01-02-2017 om 14:49
Naam gerechtigde	De [redacted]

Adres	Biddingweg 3 8255 RD SWIFTERBANT
Geboortedatum	09-06-1964
Geboorteplaats	EETHEN Persoonsgegevens zijn ontleend aan de Basisregistratie Personen
Burgerlijke staat	Gehuwd (ten tijde van verkrijging)

1.1 Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet
Privaatrecht op gedeelte van perceel

Afkomstig uit stuk	Hyp4 113/61 Oostelijk Flevoland
Naam gerechtigde	Liander N.V.
Adres	Utrechtseweg 68 6812 AH ARNHEM
Postadres	Postbus 50 6920 AB DUIVEN
Statutaire zetel	ARNHEM
KvK-nummer	08021677 (Bron: Handelsregister) Voor de meest actuele naam, zetel en adres, raadpleeg het Handelsregister

1.2 Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet
Privaatrecht op gedeelte van perceel

Afkomstig uit stuk	Hyp4 113/61 Oostelijk Flevoland
Naam gerechtigde	Liander N.V.
Adres	Utrechtseweg 68 6812 AH ARNHEM
Postadres	Postbus 50 6920 AB DUIVEN
Statutaire zetel	ARNHEM
KvK-nummer	08021677 (Bron: Handelsregister) Voor de meest actuele naam, zetel en adres, raadpleeg het Handelsregister

1.3 Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet
Privaatrecht op gedeelte van perceel

Afkomstig uit stuk	Hyp4 113/61 Oostelijk Flevoland
Naam gerechtigde	Vitens N.V.

Adres	Oude Veerweg 1 8019 BE ZWOLLE
Statutaire zetel	ZWOLLE
KvK-nummer	05069581 (Bron: Handelsregister) Voor de meest actuele naam, zetel en adres, raadpleeg het Handelsregister
Vermeld in stuk	Hyp4 58857/192 Naamswijziging rechtspersoon
Ingeschreven op	20-09-2010 om 14:17
Vermeld in stuk	Hyp4 51202/137 Naamswijziging rechtspersoon
Ingeschreven op	07-12-2006 om 09:00
Vermeld in stuk	Hyp4 30425/171 Arnhem Naamswijziging rechtspersoon
Ingeschreven op	06-01-2004 om 09:00
Vermeld in stuk	Hyp4 12430/196 Zwolle Naamswijziging rechtspersoon
Ingeschreven op	06-01-2004 om 09:00
Vermeld in stuk	Hyp4 12230/24 Zwolle Naamswijziging rechtspersoon
Ingeschreven op	20-09-2002 om 00:00
Vermeld in stuk	Hyp4 17898/38 Amsterdam Naamswijziging rechtspersoon
Ingeschreven op	15-01-2002 om 00:00
Vermeld in stuk	Hyp4 4947/24 Assen Naamswijziging rechtspersoon
Ingeschreven op	16-03-1992 om 00:00
Vermeld in stuk	Hyp4 3712/117 Leeuwarden Naamswijziging rechtspersoon
Vermeld in stuk	Hyp4 1776/1 Zutphen Naamswijziging rechtspersoon

1.4 Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet
Privaatrecht op gedeelte van perceel

Afkomstig uit stuk	Hyp4 337/15 Lelystad
Ingeschreven op	18-06-1993

Naam gerechtigde	Vitens N.V.
Adres	Oude Veerweg 1 8019 BE ZWOLLE
Statutaire zetel	ZWOLLE
KvK-nummer	05069581 (Bron: Handelsregister) Voor de meest actuele naam, zetel en adres, raadpleeg het Handelsregister
Vermeld in stuk	Hyp4 58857/192 Naamswijziging rechtspersoon
Ingeschreven op	20-09-2010 om 14:17
Vermeld in stuk	Hyp4 51202/137 Naamswijziging rechtspersoon
Ingeschreven op	07-12-2006 om 09:00
Vermeld in stuk	Hyp4 30425/171 Arnhem Naamswijziging rechtspersoon
Ingeschreven op	06-01-2004 om 09:00
Vermeld in stuk	Hyp4 12430/196 Zwolle Naamswijziging rechtspersoon
Ingeschreven op	06-01-2004 om 09:00
Vermeld in stuk	Hyp4 12230/24 Zwolle Naamswijziging rechtspersoon
Ingeschreven op	20-09-2002 om 00:00
Vermeld in stuk	Hyp4 17898/38 Amsterdam Naamswijziging rechtspersoon
Ingeschreven op	15-01-2002 om 00:00
Vermeld in stuk	Hyp4 4947/24 Assen Naamswijziging rechtspersoon
Ingeschreven op	16-03-1992 om 00:00
Vermeld in stuk	Hyp4 3712/117 Leeuwarden Naamswijziging rechtspersoon
Vermeld in stuk	Hyp4 1776/1 Zutphen Naamswijziging rechtspersoon

1.5 Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet
Privaatrecht op gedeelte van perceel

Afkomstig uit stuk	Hyp4 113/61 Oostelijk Flevoland

Naam gerechtigde	KPN B.V.
Adres	Wilhelminakade 123 3072 AP ROTTERDAM
Statutaire zetel	'S-GRAVENHAGE
KvK-nummer	27124701 (Bron: Handelsregister) Voor de meest actuele naam, zetel en adres, raadpleeg het Handelsregister
Vermeld in stuk	Hyp4 51432/28 Naamswijziging rechtspersoon
Ingeschreven op	04-01-2007 om 12:53
Vermeld in stuk	Hyp4 50929/38 Naamswijziging rechtspersoon
Ingeschreven op	31-10-2006 om 09:00
Vermeld in stuk	Hyp4 14533/48 Zoetermeer Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 13485/32 Eindhoven Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 9062/20 Leeuwarden Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 6577/2 Assen Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 6309/13 Leeuwarden Naamswijziging rechtspersoon
Ingeschreven op	28-02-1989 om 00:00
Vermeld in stuk	Hyp4 4479/49 Assen Naamswijziging rechtspersoon
Ingeschreven op	28-02-1989 om 00:00
Vermeld in stuk	Hyp4 9614/1 Arnhem Naamswijziging rechtspersoon
Ingeschreven op	17-02-1989 om 00:00

1.6 Zakelijk recht als bedoeld in artikel 5, lid 3, onder b, van de Belemmeringenwet
Privaatrecht op gedeelte van perceel

Afkomstig uit stuk	Hyp4 338/24 Lelystad
Ingeschreven op	25-06-1993
Naam gerechtigde	KPN B.V.
Adres	Wilhelminakade 123 3072 AP ROTTERDAM
Statutaire zetel	'S-GRAVENHAGE
KvK-nummer	27124701 (Bron: Handelsregister) Voor de meest actuele naam, zetel en adres, raadpleeg het Handelsregister
Vermeld in stuk	Hyp4 51432/28 Naamswijziging rechtspersoon
Ingeschreven op	04-01-2007 om 12:53
Vermeld in stuk	Hyp4 50929/38 Naamswijziging rechtspersoon
Ingeschreven op	31-10-2006 om 09:00
Vermeld in stuk	Hyp4 14533/48 Zoetermeer Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 13485/32 Eindhoven Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 9062/20 Leeuwarden Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 6577/2 Assen Naamswijziging rechtspersoon
Ingeschreven op	06-03-1998 om 00:00
Vermeld in stuk	Hyp4 6309/13 Leeuwarden Naamswijziging rechtspersoon
Ingeschreven op	28-02-1989 om 00:00
Vermeld in stuk	Hyp4 4479/49 Assen Naamswijziging rechtspersoon
Ingeschreven op	28-02-1989 om 00:00

kadaster

BETREFT
Dronten E 1280

UW REFERENTIE
1304595

GELEVERD OP
11-12-2025 - 09:50

PRODUCTIEORDERNUMMER
S11224402474

VOLLEDIG GESIGNALEERD T/M
10-12-2025 - 14:59

VOLLEDIG BIJGEWERKT T/M
10-12-2025 - 14:59

Vermeld in stuk	Hyp4 9614/1 Arnhem Naamswijziging rechtspersoon
Ingeschreven op	17-02-1989 om 00:00