ATTACHMENT 1

STATUS OF TITLE

The Property Registry
A Service Provider for the Province of Manitoba

Title Number	**1103917/1**
Title Status	**Accepted**
Client File	ALL

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

CANADIAN TOOL & DIE LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

SP LOT 43 PLAN 22997 WLTO
IN RLS 23, 29 AND 31 TO 33 PARISH OF ST VITAL

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type:	**Mortgage**
Registration Number:	**4566465/1**
Instrument Status:	**Accepted**
Registration Date:	2014-12-31
From/By:	CANADIAN TOOL & DIE LTD.
To:	BUSINESS DEVELOPMENT BANK OF CANADA
Amount:	$5,250,000.00
Notes:	No notes
Description:	No description

Instrument Type:	**Mortgage**
Registration Number:	**4569599/1**
Instrument Status:	**Accepted**
Registration Date:	2015-01-15
From/By:	CANADIAN TOOL & DIE LTD.
To:	BANK OF MONTREAL
Amount:	$5,375,000.00
Notes:	No notes
Description:	No description

Instrument Type:	**Caveat**
Registration Number:	**4569600/1**
Instrument Status:	**Accepted**
Registration Date:	2015-01-15
From/By:	BANK OF MONTREAL
To:	DOUGLAS G. WARD AS AGENT
Amount:	
Notes:	No notes
Description:	ASSIGNMENT OF RENTS AND LEASES

3. ADDRESSES FOR SERVICE

CANADIAN TOOL & DIE LTD.
1331 CHEVRIER BLVD
WPG, MB
R3T 1Y4

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

A92485/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Request Electronic Title Conversion**
Registration Number:	**1158150/1**
Registration Date:	1989-05-24
From/By:	CANADIAN TOOL & DIE LTD.
To:	
Amount:	

10. LAND INDEX

Lot 43 Plan 22997

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1103917/1

ATTACHMENT 2.

Phillips & Stevens

473 Henderson Highway
Winnipeg, Manitoba R2K 2H7
Email info@phillipsstevens.com
Web www.phillipsstevens.com

Tel. 204-663-2089
Fax. 204-668-9826
Toll 888-667-9554

Building Location Certificate

January 18, 2010

File No. 200912329

Ronald S. Ade
Law Corporation
102-1015 Wilkes Avenue
Winnipeg, MB. R3P 2R8

RE: 1331 Chevrier Boulevard , Winnipeg, MB.

CERTIFICATE OF TITLE: 1103917 (SEARCHED DECEMBER 30, 2009)

REGISTERED OWNER: CANADIAN TOOL & DIE LTD.

LEGAL DESCRIPTION: SP LOT 43 PLAN 22997 WLTO
IN RLS 23, 29 AND 31 TO 33 PARISH OF ST. VITAL

ENCUMBRANCES: Instrument numbers 1179960 and 3301430 are registered against the above Certificate of Title. Encumbrances noted herein are for information purposes only and have not been investigated as to their intent or extent.

CERTIFICATE OF TITLE: 1103923 (SEARCHED DECEMBER 30, 2009)

REGISTERED OWNER: CANADIAN TOOL & DIE LTD.

LEGAL DESCRIPTION: SP LOT 44 PLAN 22997 WLTO
IN RLS 23, 29 AND 31 TO 33 PARISH OF ST. VITAL

ENCUMBRANCES: Instrument numbers 1179960 and 1844933 are registered against the above Certificate of Title. Encumbrances noted herein are for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that I have made the necessary measurements to determine the position of an industrial building, numbered 1331, and a garage on the north side of Chevrier Boulevard in the City of Winnipeg, and find that the same, above ground level, are contained entirely within the limits of the above described land.

There are no encroachments, above ground level, onto the above described land by buildings from the adjoining properties.

See sketch on page 2 attached to and forming part of the Building Location Certificate of above date.

PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT THE PROPERTY CORNERS.

This survey was made between the 6th & 8th days of January, 2010.

Signed and Sealed

M. R. Paré
Manitoba Land Surveyor

CERTIFIED TRUE
-01- 1 8 2010
COPY -

Phillips & Stevens

473 Henderson Highway
Winnipeg, Manitoba R2K 2H7
Email info@phillipsstevens.com
Web www.phillipsstevens.com

Tel. 204-663-2089
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Building Location Certificate

January 18, 2010

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M. R. Paré
Manitoba Land Surveyor

CERTIFIED TRUE
-01- 1 8 2010
COPY

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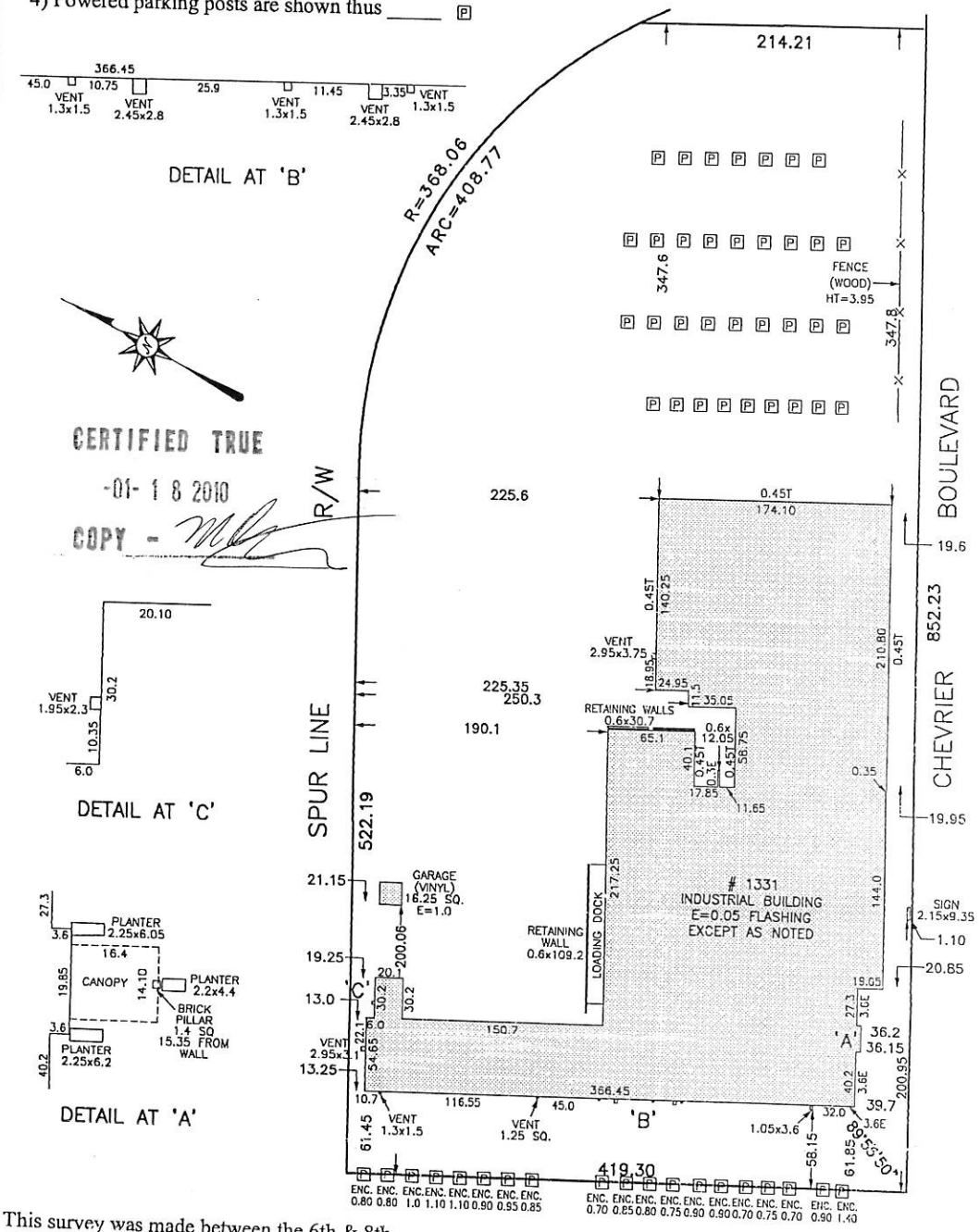
January 18, 2010

File No. 200912329

Sketch attached to and forming part of the Surveyor's Building Location Certificate of above date.
1) All distances are in feet & decimals thereof.
2) E - denotes eaves and T - denotes eavestrough.
3) Dimensions shown to property lines are to 0.10± of a foot.
4) Powered parking posts are shown thus ____ P



This survey was made between the 6th & 8th days of January, 2010.

Signed and Sealed

M. R. Paré
Manitoba Land Surveyor

Phillips & Stevens

473 Henderson Highway
Winnipeg, Manitoba R2K 2H7
Email info@phillipsstevens.com
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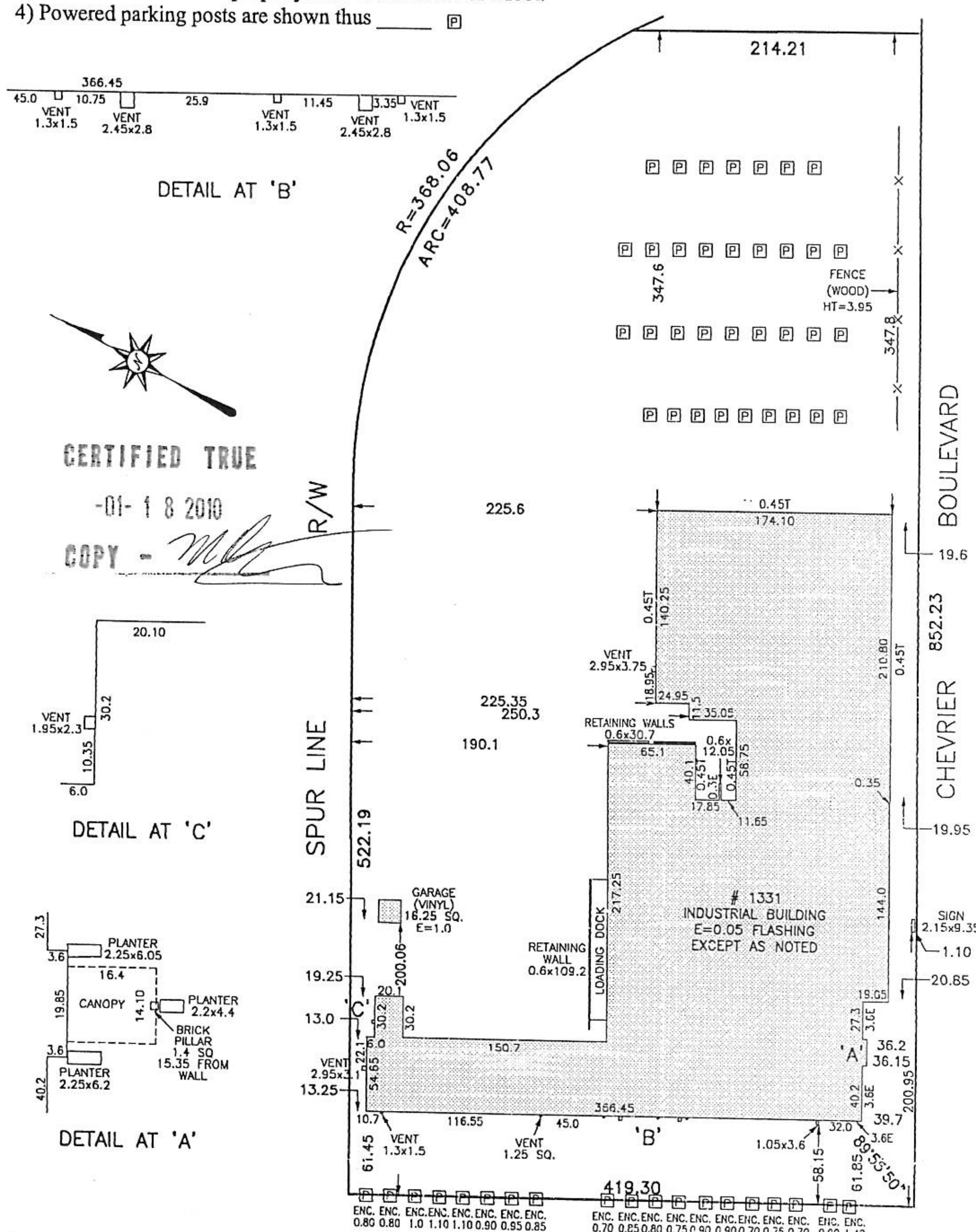


This survey was made between the 6th & 8th days of January, 2010.

HAMELIN STREET

Signed and Sealed

M. R. Paré
Manitoba Land Surveyor

F.B. 231/59

S.R. 4/14/31

UNDERWOOD McLELLAN AND ASSOCIATES LIMITED

LAND SURVEYORS

SURVEYOR'S CERTIFICATE

Certificate made for: CANADIAN TOOL AND DIE WORKS

Description of property: All those portions of River Lots Twenty-three and Twenty-nine according to the Dominion Government Survey of the Parish of Saint Vital, in Manitoba, bounded as follows: on the West by the Eastern boundary of Hamelin Street as the same is shewn on a plan of survey filed in the Winnipeg Land Titles Office as No. 78 on the East by a line drawn West of parallel with the production Northerly on a straight li of the Eastern limit of Agnes Street as the same is shewn on a plan registered in said offi as No. 2140 and distant perpendicular Westerly therefrom one hundred and four and one-tenth feet; on the North by the Northern limit of said River Lot Twenty-nine; and on the South by the Northern limit of Chevrier Boulevard as the same is shewn on a plan filed in the said office as No. 3604.

I, Hans Ferdinand Neumann , of the City of Winnipeg, in the Province of Manitoba, Land Surveyor, have made a survey of the above described property on May 15 , A. D. 1963, and CERTIFY THAT:

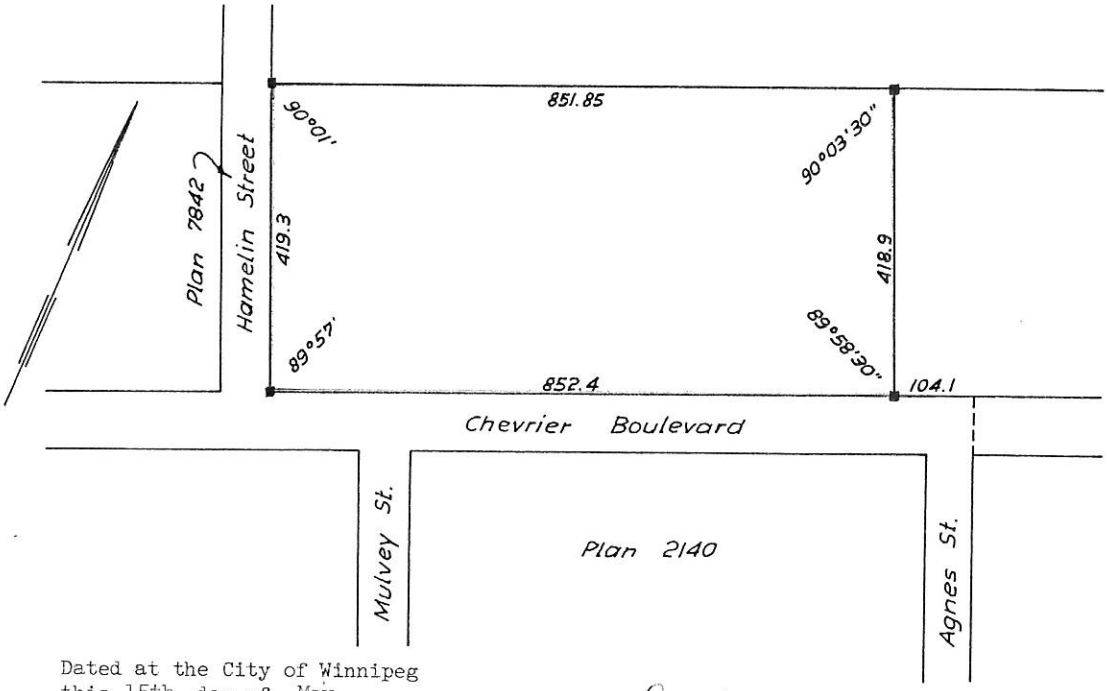
(1) Portion included in this survey is outlined in red.

(2) Measurements are in feet and decimals of a foot.

(3) There are no encroachments on adjoining property.

(4) There are no encroachments of adjacent buildings.

(5) Property corners are marked with iron stakes and are shown thus: ■



Dated at the City of Winnipeg
this 15th day of May ,
A. D. 1963.

H. Neumann

Manitoba Land Surveyor.

S2, 4/4/31

UNDERWOOD McLELLAN AND ASSOCIATES LIMITED

LAND SURVEYORS

SURVEYOR'S CERTIFICATE

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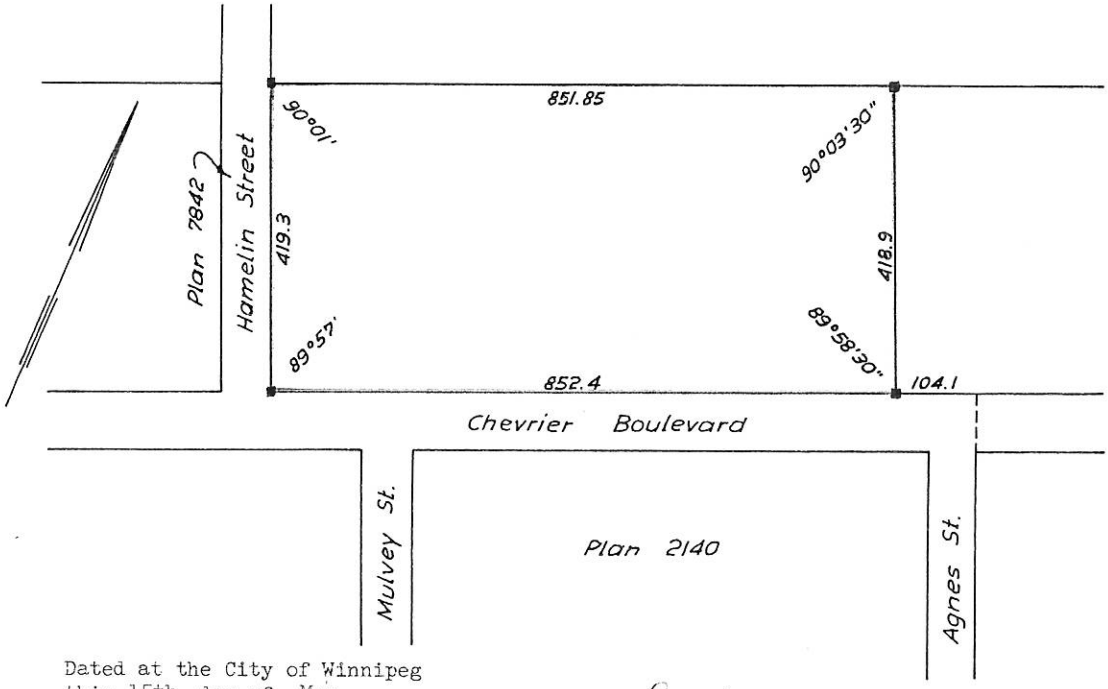


Dated at the City of Winnipeg this 15th day of May , A. D. 1963.

H. Neumann

Manitoba Land Surveyor.

UNDERWOOD McLELLAN SURVEYS

Surveyor's Certificate

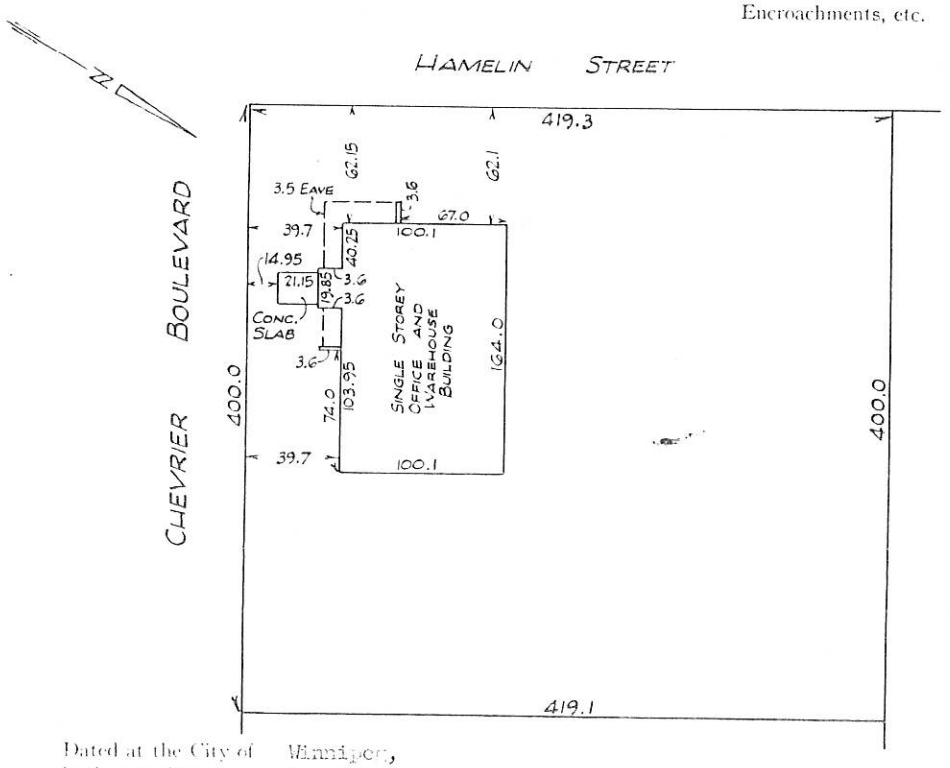
Certificate made for: CANADIAN TOOL AND DIE WORKS LIMITED

Description of Property: All those portions of River Lots Twenty-three (23) and Twenty-nine (29) according to the Dominion Government Survey of the Parish of Saint Vital, in Manitoba, bounded as follows: on the West by the Eastern Boundary of Hamelin Street as the same is shewn on a plan of survey filed in the Winnipeg Land Titles Office as No. 7042; on the East by a line drawn East of parallel with and perpendicularly distant Four Hundred feet (400') from the said Eastern boundary of Hamelin Street; on the North by the Northern limit of said River Lot Twenty-nine (29); and on the South by the Northern limit of Chevrier Boulevard as the same is shewn on a plan filed in the said office as No. 5004.

I, Hans F. Heumann, of the City of Winnipeg, in the Province of Manitoba, Land Surveyor, have made a survey of the above described property on the 4th day of December A.D. 19 63, and certify:

1. THAT the building now constructed thereon is wholly within the boundaries of the above described property as indicated on the sketch below.
2. THAT there are no encroachments of adjacent buildings on the above described property except as noted below.
3. THAT the location of the building now constructed on the above described property appears to conform with established building restrictions.

Encroachments, etc. Nil.



Dated at the City of Winnipeg, in the Province of Manitoba, this 5th day of December A.D. 19 63.

H. Heumann

MANITOBA LAND SURVEYOR

UNDERWOOD McLELLAN SURVEYS

Surveyor's Certificate

Certificate made for: CANADIAN TOOL AND DIE WORKS LIMITED

Description of Property: All those portions of River Lots Twenty-three (23) and Twenty-nine (29) according to the Dominion Government Survey of the Parish of Saint Vital, in Manitoba, bounded as follows: on the West by the Eastern Boundary of Hamelin Street as the same is shewn on a plan of survey filed in the Winnipeg Land Titles Office as No. 7042; on the East by a line drawn East of parallel with and perpendicularly distant Four Hundred feet (400') from the said Eastern boundary of Hamelin Street; on the North by the Northern limit of said River Lot Twenty-nine (29); and on the South by the Northern limit of Chevrier Boulevard as the same is shewn on a plan filed in the said office as No. 3004.

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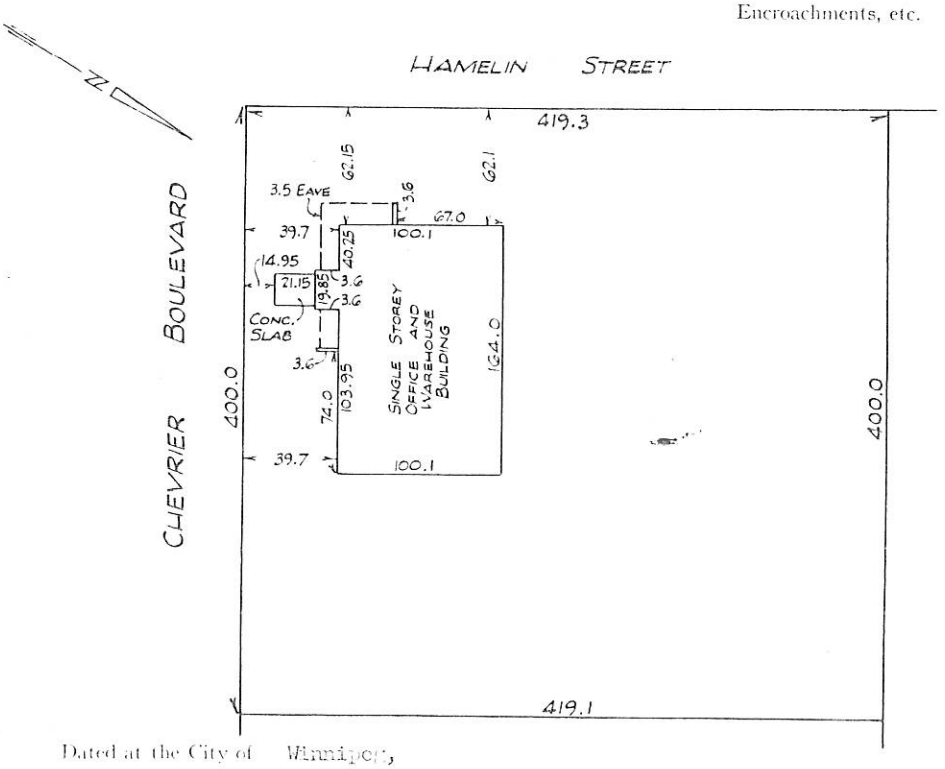
3. THAT the location of the building now constructed on the above described property appears to conform with established building restrictions.

Encroachments, etc. Nil.

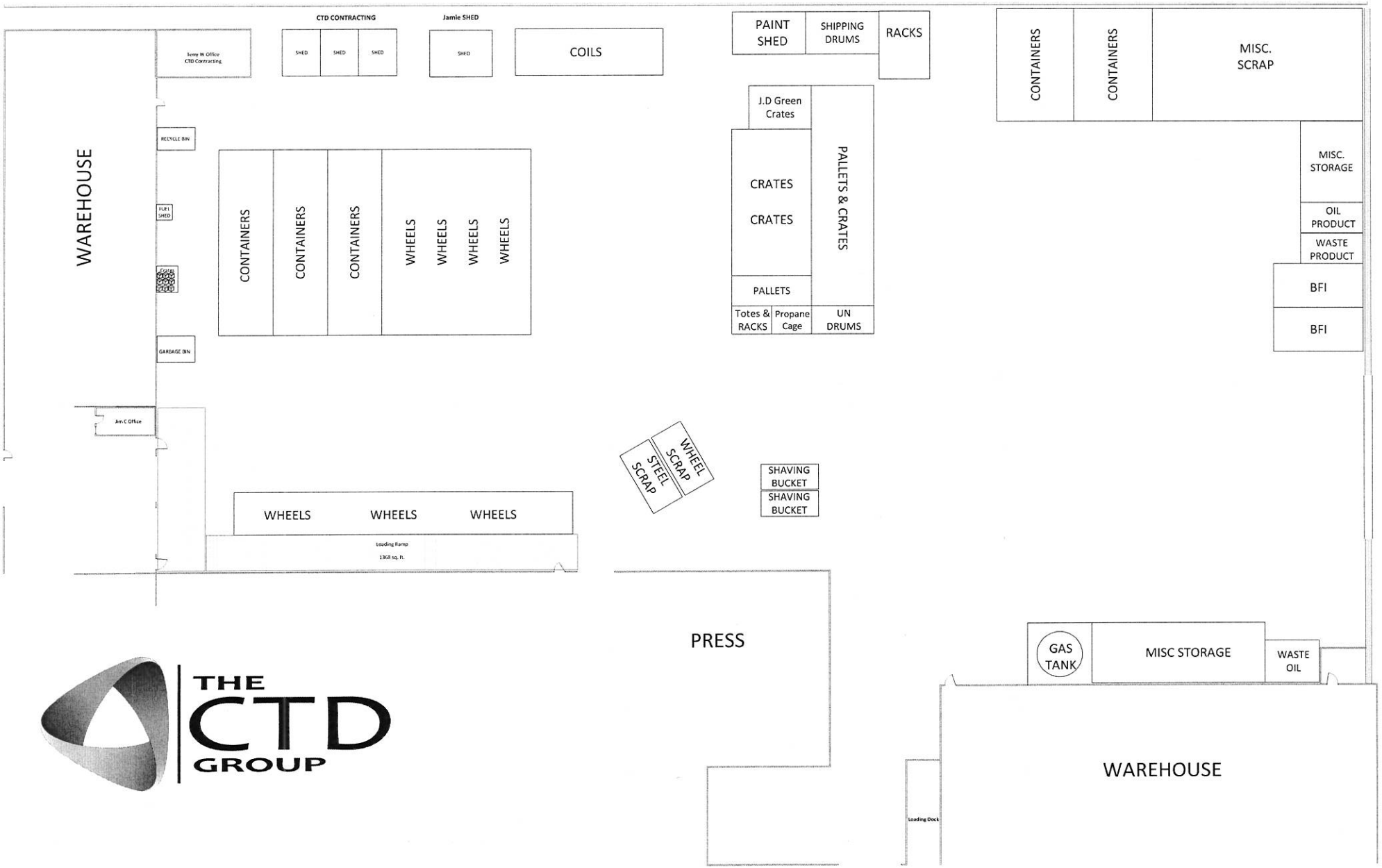


Dated at the City of Winnipeg, in the Province of Manitoba, this 5th day of December A.D. 19 63.

H. Heumann

MANITOBA LAND SURVEYOR

ATTACHMENT 3 YARD LAYOUT



THE CTD GROUP

1.0 Policy:

Canadian Tool & Die Ltd. is committed to protecting the health and safety of its employees, customers, visitors and any other individual on, in or around the premises. The intent of the Emergency Response Plan is to ensure human safety; minimize damages to property; assure rapid and responsive communication to all parties involved and remain compliant.

2.0 Definitions:

2.1 POTENTIAL EMERGENCIES:
The following potential emergencies have been identified in hazard assessments:

- Fire
- Explosion
- Chemical Spills of flammable liquids
- Accidental release of toxic substances
- Deliberate release of hazardous biological agents or toxic chemicals
- Exposure to ionizing radiation
- Loss of electrical power
- Loss of water supply
- Loss of communications

3.0 Responsibilities:

3.1 Emergency Operations Coordinator (EOC)

3.1.1 The emergency operation coordinator (EOC) is the person who serves as the main contact person for the company in an emergency. The EOC is responsible for making decisions and following the steps described in this emergency response plan. In the event of an emergency occurring within or affecting the worksite, the primary contact will serve as the EOC. If the primary contact is unable to fulfill the EOC duties, the secondary and then tertiary contact will take on this role.

Primary contact
Name: Kerr Dingley
Telephone number: 204-453-6833 ext. 229
Other phone number: 204-791-8639
Email: kdingley@thectdgroup.com

Secondary contact
Name: Terry Williams
Telephone number: 204-453-6833 ext. 258
Other phone number: 204-296-8733
Email: tmwilliams@thectdgroup.com

Tertiary contact
Name: Dave Turkula
Telephone number: 204-453-6833 ext. 200
Other phone number: 204-981-0681
Email: dturkula@thectdgroup.com

3.2 Employees:

3.2.1 Follow the emergency procedure and avoid taking any unnecessary personal risk in the event of an emergency.

3.2.2 Advise your Manager or Supervisor of any special requirement that you may have such as needing assistance with evacuations and medical conditions (all medical information will be kept confidential).

3.2.3 Attend all training that you are scheduled for.

3.2.4 Direct all communication regarding an emergency to your Manager or Supervisor.

4.0 Procedure:

4.1 FIRE

If you discover a fire all individuals on, in or around the premises, including employees, customers, visitors, contractors, etc. will:

- Remain calm and encourage others to remain calm
- Make sure the power of your equipment is turned off
- Report the situation to your supervisor
- Supervisor will notify the Fire Department
- Evacuate the building immediately, using the nearest and safest exit.
- Close all doors behind you as you leave.
- Report to the designated "Emergency Gathering Area"
- Immediately report any employee(s), customer (s), visitor(s), contractor(s) or individual(s) who have remained in the building or refused to leave.

Comment [ST1]: Should the EOC be contacing the Fire department?

- Use the fire extinguisher only if you have been trained and authorized to do so.
- Do not return until it has been declared safe to do so by the Fire Department.

If you are unable to leave your work station, or have returned to it due to fire or heavy smoke:

- Remain calm
- Close all doors to prevent the entry of smoke and fire
- Dial 911 to notify the authorities and inform them of whom and where you are
- Signal to the Fire Fighters, by any means possible, to draw attention to you
- If possible, seal all cracks where smoke can get in
- Crouch low to the floor if smoke begins to enter your area
- Move to the nearest protected location in the room or area
- Wait to be rescued and remain calm
- Do not leave the area
- Do not panic or jump
- Listen for instructions or information which may be given by authorized personnel

If you hear a fire alarm all individuals on, in or around the premises, including employees, customers, visitors, contractors, etc. will:

- Commence evacuation procedure.
- Shift supervisors and managers of each area will ensure that all staff are evacuating and will act as Fire Wardens by completing the following duties:
    - Check areas of the building, which may be of concern during an evacuation procedure. This would include areas such as employee and public access washrooms, storerooms, and so forth.
    - Assist or provide special provisions for the evacuation of disabled persons.
    - Once evacuation of their area is complete, shift supervisors and managers will complete a head count of their staff identifying anyone who might be missing and did not evacuate the building.
    - Managers/Supervisors will than report any missing or unaccounted persons to the EOC and responding Fire Fighters when they arrive.

- If the fire is close to gathering area, clear people away from doors to allow emergency vehicles free access.
- Ensure that the fire buzzer alarm system is not silenced until cause of alarm is verified and not reset until the Fire Department has responded and the cause of the alarm has been investigated.
- Confine, control and extinguish fire. In the event that a small fire cannot be extinguished with the use of a portable fire extinguisher, or the smoke presents a hazard to the operator, then the door to the area should be closed to confine and contain the fire. Leave the fire area, ensure the Fire Department has been notified and wait for the Fire Department.

The EOC will meet the Fire Department to provide access and information to the fire fighters.

4.2 Chemical Spills

In the case of minor chemical spills at CTD Ltd. the following procedure must be followed:

- Attend to injured or contaminated persons.
- Evacuate nonessential personnel from the area.
- If the spill or leak can be stopped quickly and safely, do so. Materials are available in Emergency Spill Kits located in Welding and Paint Departments.
- Refer to Material Safety Data Sheets for cleanup information.

In the case of major chemical spills at CTD Ltd. the following procedure must be followed:

- If the spill poses an immediate danger or involves an unknown, evacuate the area and restrict access.
- In the event of a fire, follow the fire plan above.
- Assess fire and explosion hazards and eliminate all sources of ignition.
- Attend to injured persons if safe to do so.
- Try to control spread of spill if safe to do so.

Every spill must be reported to the EOC. Spills that involve an injury, where the emergency spill kit was used, or the destruction of CTD Ltd. property is involved must be reported on the CTD Ltd. INCIDENT INVESTIGATION SUMMARY REPORT, and copies forwarded to the EOC and the Safety and Health Committee.

4.3 Compressed Gas Leak

With highly flammable gases such as propane or acetylene, mixing them with oxygen or air in a confined space will cause an explosion when brought in contact with a flame or other source of ignition. Pressure above 15 psi in the Free State is subject to spontaneous combustion or can cause asphyxiation in a confined space. The following steps must be followed:

- If a cylinder is leaking, all ignition sources in the area must be extinguished.
- If possible, the cylinder should be removed a safe distance from the building and allow it to bleed off.
- When the cylinder is empty, the cylinder must be tagged with a "Do Not Operate" tag and note on the tag that it is defective. The cylinder should be returned to the empty cylinder storage area.

Oxygen, argon or carbon dioxide supports and can greatly accelerate combustion. As liquids may cause freeze burns of the eyes or skin. The following steps must be followed in the case of emergencies:

- Do not touch frosted pipes or valves.
- Do not use oily tools or gloves when handling.
- Shut off the gas if it is safe to do so.
- Eliminate ignition sources.
- Keep people away from area.
- Remove cylinder from building with a wheeler, if it is possible to do so. Do not use a forklift!
- Allow gas to bleed off, then mark cylinder 'defective' and return to empty cylinder area.
- Call maintenance or Praxair Canada 1.800.363.0042 for help.

Natural Gas is a highly flammable gas. A mixture of natural gas with oxygen or air in a confined space will explode when brought in contact with a flame or other source of ignition. Natural gas can cause asphyxiation in a confined space. Natural gas is lighter than air so it tends to dissipate easily. Gas released inside a building will tend to collect in the upper areas of a building. The following steps must be followed:

- Make sure all sources of ignition are extinguished.
- Open the doors if the gas release occurs indoors.
- The gas lines in the plant are protected by gas regulating valves that will shut off the gas in the event of a broken gas line.
- If for any reason the regulating valve fails, the gas can be shut off on the roof. Contact maintenance for help.

- If all attempts to stop the flow of gas have failed, shut off the main gas supply located outside the west side of the plant.
- Contact Manitoba Hydro immediately.

4.4 Serious Telephone Threat

In the event of a threat, all threats will be treated as real in order to protect lives and property. If you received the threat, follow these steps:

- As soon as you hang up. Press 9*69, and record phone number. Document anything you can remember from the call.
- Call the police (9 - 911) and explain what happened.
- Call the EOC and explain what happened.

The EOC will:

- Try to find out what area of the plant is suspect. Begin to evacuate the area. If you have no idea what area might be suspect, evacuate the entire plant. Wait for police.
- Be available to help emergency personnel. Follow their instructions.
- If nothing is found, and the police indicate the area should be safe, give the all clear.

4.5 Water, Heat or Utility Disruptions

In the event of a power outage:

- Remain calm and encourage others to remain calm.
- Gather flashlights and other needed supplies.
- Check on all employees, volunteers, visitors, customers and guests to ensure their safety.
- If the power outage is prolonged, the Company shall consider sending everyone home for the remainder of the day.

In the case of other utility disruptions, all attempts will be made to determine the cause of the disruption and the probable length of shutdown. Where required, the local utility provider shall be contacted to assess and resolve the situation. If the shutdown is prolonged, dismissing employees for the day shall be considered by management.

4.6 Missing Person

The purpose of the Missing Person Procedure is to ensure that all necessary steps are taken when an employee, volunteer, visitor, customer or guest cannot be accounted for during an emergency.

- The EOC will engage in a systematic search, both inside and outside the premises, when safe to do so and may request the assistance of employees.

- Search areas shall include rooms, bathrooms, offices, and all other areas in, on, or around the premise.
- Should a search of the premises prove unsuccessful, the ECO shall notify the authorities by calling 911.
- Provide a description of the missing person, or a photograph where available. The authorities will assume control of the search at this point.
- All previously contacted persons and law enforcement shall be notified if the missing person turns up due to search, or of their own accord.

5.0 References:

5.1 EMERGENCY CONTACT NUMBERS:
Fire station, Ambulance or Police……..911
Manitoba Hydro (electric or natural gas emergencies)…….204-480-5900
Winnipeg Water & Waste……311
Accurate Fire & Safety Ltd……204-668-9930

6.0 Flow Chart:

6.1 Insert flow chart if required

7.0 Approval List:

Department	Approved By	Signature	Date
COO:	Graham Moore		
Human Resources:	Laura Kusko		
Sales:	Darren Lodge		
Purchasing:	Debbie Finney		
Manufacturing:	Kerr Dingley		

8.0 Revision History:

Revision	Revised by:	Date:	Description of Revision
0	Laura Kusko	August 2, 2013	Draft

Environment Act Proposal Form

Manitoba
Conservation and Water Stewardship

Name of the development:
Canadian Tool And Die Ltd

Type of development per Classes of Development Regulation (Manitoba Regulation 164/88):
Class1 (This is an existing manufacturing facility operating since 1964)

Legal name of the applicant:
Canadian Tool and Die Ltd

Mailing address of the applicant: 1331 Chevrier Blvd

Contact Person: Graham Moore P. Eng Chief Operating Officier

City: Winnipeg Province: Manitoba Postal Code: R3T 1Y4

Phone Number: 2044536833 x222 Fax: 2044533803 email: gmoore@thectdgrou

Location of the development: 1331 Chevrier Blvd, Winnipeg Manitoba

Contact Person: Graham Moore P. Eng Chief Operating Officier

Street Address: 1331 Chevrier Blvd

Legal Description: Lot 43-44, Plan22997, Parish23 29 ST V*

City/Town: Winnipeg Province: Manitoba Postal Code: R3T 1Y4

Phone Number: 204 453 6833 x222 Fax: 204 453 3803 email: gmoore@thectdgrou

Name of proponent contact person for purposes of the environmental assessment:
Graham P A Moore P.Eng

Phone: 204 453 6833 x222 Fax: 204 453 3803	Mailing address: 1331 Chevrier Blvd, Winnipeg,Manitoba,R3T 1Y4
Email address: gmoore@thectdgroup.com	
Webpage address:	
Date: 25th June 2015	Signature of proponent, or corporate principal of corporate proponent: Printed name: GRAHAM P. A. MOORE

A complete **Environment Act Proposal (EAP)** consists of the following components:

- **Cover letter**
- **Environment Act Proposal Form**
- **Reports/plans supporting the EAP** (see "Information Bulletin - Environment Act Proposal Report Guidelines" for required information and number of copies)
- **Application fee** (Cheque, payable to Minister of Finance, for the appropriate fee)

Per Environment Act Fees Regulation (Manitoba Regulation 168/96):

Class 1 Developments	$1,000
Class 2 Developments	$7,500
Class 3 Developments:	
Transportation and Transmission Lines	$10,000
Water Developments	$60,000
Energy and Mining	$120,000

Submit the complete EAP to:

Director
Environmental Approvals Branch
Manitoba Conservation and Water Stewardship
Suite 160, 123 Main Street
Winnipeg, Manitoba R3C 1A5

For more information:
Phone: (204) 945-8321
Fax: (204) 945-5229
http://www.gov.mb.ca/conservation/eal

CANADIAN TOOL AND DIE LTD

Manitoba Environmental Act Proposal

June 25th 2015

Canadian Tool and Die Ltd

Manitoba Environmental Act Proposal

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Environmental Approvals Branch

Manitoba Conservation and Water Stewardship June 25th 2015

160-123 Main Street. Box 80

Winnipeg, Manitoba

MB R3C 1A5

Attention Ms Tracy Braun, M.Sc.

Director

Environmental Act Proposal, Canadian Tool and Die Ltd

Re; Inspection of Canadian Tool and Die Ltd. – 1331 Chevrier Boulevard, Winnipeg.

File No 5057.00

Dear Ms Braun:

The attached proposal form is to apply for an Environmental Licence for the existing manufacturing facility of Canadian Tool and Die Ltd that has been in operation in its current location since 1964. Canadian Tool and Die was initially started as a company in 1947. The fact that the company had been operating without a licence became apparent following a visit from Alvin Dyck, Environmental Officer, Environmental Compliance and Enforcement. on November 24th 2014 while he was following a request by the company to rescind a licence for a piece of equipment no longer with the company.

Alvin Dyck requested we apply for the licence in his letter dated December 2nd 2014

If you require any further information please contact myself at 204 453 6833 Ext 222 or gmoore@thectdgroup.com

Yours truly

Graham Moore P.Eng.

Chief Operating Officer

Executive Summary

This Environment Act Proposal is to request a Environmental Act Licence for Canadian Tool and Die Limited for their manufacturing facility at 1331 Chevrier Blvd, Winnipeg.
The company currently does not have a licence. It has been operating at this location since 1964 with the last alterations to its facility being completed in 1999.
There are no plans to make any changes to the facility or its internal operations in the foreseeable future.
This application is to correct the absence of a licence only

1.0 Introduction

The attached proposal form is to apply for an Environmental Licence for the existing manufacturing facility of Canadian Tool and Die Ltd that has been in operation in its current location since 1964. Canadian Tool and Die was initially started as a company in 1947. The fact that the company had been operating without a licence for 50 years came to light following a visit from Alvin Dyck, Environmental Officer, Environmental Compliance and Enforcement. on November 24th 2014 following a request by the company to rescind a licence for a piece of equipment no longer with the company.

2.0 Description of Existing Development

Facility

Canadian Tool and Die Ltd has a manufacturing facility with 101,764 sqft of buildings on a 7 acre (339,694sqft) lot on the corner of Hamelin Street and Chevrier Blvd in the Fort Garry Industrial Estate in Winnipeg. The surrounding and adjacent areas to this property are all fully developed as industrial businesses.

2.1 Certificate of Title

The property at 1331 Chevrier is owned by Canadian Tool and Die Ltd.

The lot is described as:

SP LOT 43 Plan 22997 WLTO in RLS 23, 29,and 31 to 33 Parish of St Vital in the Certificate of Title (Attachment 1 and Attachment 2)

2.2 Mineral Rights

The owner of mineral rights for 1331 Chevrier Blvd is not explicitly noted on the Certificate of Title and therefore assumed to be Canadian Tool and Die Ltd who are the land owner.

2.3 Existing and adjacent Land use

The property at 1331 Chevrier Blvd is used as a manufacturing facility and consists of offices, manufacturing plant and warehouses. There are two gravel parking lots and a concrete storage area used mainly for the storage of finished product. (Attachment 3) (Photos 1,2,3,4,)

Land use of the surrounding properties is also industrial. The property to the north and east is owned by Buhler Versatile Inc and used as a manufacturing facility for farm equipment. The areas of that property which are adjacent to Canadian Tool and Die are used as storage and mainly consist of a gravel surface. The two properties are separated by a rail spur line which is fenced on one side adjacent to Buhler Versatile.

The property to the west is zoned industrial and owned by Cloverdale paints. This property is separated from Canadian Tool and Die by Hamelin Street (Photo 5)

Properties to the south of Canadian Tool and Die are zoned industrial and are separated by Chevrier Blvd. Properties to the south are Taiga Forest Products, Speciality Process Systems , Expocrete, Condie Plumbing and Heating, Bornhorst Mechanical Inc, Prairie Insulation, Able Signs, Fort Garry custom Cabinetry, Snow removal Ltd, Able Appliance. (Photos 6,7,)

2.4 Land use designation and Zoning

The property at 1331 Chevrier Blvd is zoned as M2-Manufacturing-General

2.5 Previous Studies and Activities

The property had a Phase 1 Environmental Site Assessment performed by Stantec Consulting Ltd in November 2014 .This report is attached as Attachment 4

2.6 Description of the development

2.6.1 Schedule

Construction and alterations to the site have all been previously completed with the original construction being in 1963 and last alteration being completed in 1999. The operations at the facility are ongoing and there are no plans for further additions or alterations.

2.6.2 Operation and Maintenance

Infrastructure

Building The manufacturing complex at 1331 Chevrier Blvd consists of a 2 storey office area of approximately 10,000 sqft and a manufacturing area of 102,186 sqft . The buildings are located on a site of 339,694 sqft or 7.80 acres in the south west corner of the property.

The office portion houses administration , sales ,engineering, purchasing and accounting staff. The manufacturing plant houses personnel and equipment related to receiving raw materials, storage of raw materials , the storage and shipping of finished products and the manufacture of various products. The equipment consists of 2 saws, 17 CNC lathes, 8 CNC milling machines, 21 welding machines, various assembly equipment and 4 separate painting lines and facilities.

Infrastructure equipment includes air compressors, cranes, propane forklifts, exhaust fans and air make up units

Product s manufactured at the plant are

1. Hitches for agricultural equipment
2. Hubs and spindles for mainly agricultural equipment
3. Hydraulic cylinders for use on construction, mining and agricultural equipment
4. Wheel rims for installation on agricultural equipment
5. Various custom machined products for a variety of customers from medical machines to winches

Manufacturing Processes

Hitches

The majority of hitch components require ductile iron castings as the raw material. These castings are delivered in crates which are unloaded from the truck inside the building in Warehouse B. The castings are stored in the crates in Warehouse B. Approximately 500 castings, with an average weight of 30lbs are stored at any one time and approximately 50,000 castings are consumed annually.

Castings are then moved by forklift to CNC machining centers which then machine the castings to the required shape.

The machining operation uses water soluble coolant oils to assist the cutting process. This coolant oil is Tech Cool 35200 and it is diluted 20 to 1 with city water. It is listed as having as mild odour and may be irritating to the eyes and skin. It is not carcinogenic. It has no flash point and therefore no explosion risk even in its undiluted form. CNC machines have exhaust ducting to remove any fumes caused by the heat of the cutting process.

Any machining chips produced from machining process are collected using a conveyor built into the machine and deposited into a metal dumpster. The dumpster is then emptied into large scrap bins in the yard. These scrap bins are located over a large sump pit so that any coolant draining off the chips will be collected. The sump is drained on a regular basis by A1 Environmental Ltd and then disposed of as hazardous waste. (Photos 9, 10,)

Machined castings are then sent out to another company for heat treating and upon their return they are painted in the wet paint line.

The wet paint line consists of a filtered booth which exhausts the filtered air conventionally to atmosphere via stacks on the facility roof. Filters are changed daily, placed into drums and then the drums are partially filled with water to eliminate the risk of self-combustion. The filters and the drums are removed as hazardous waste by Miller Environmental Corporation on a bi-weekly basis.

Exhaust stacks are maintained and cleaned on a Preventative Maintenance Schedule by a contracted company and any material cleaned from the duct work removed as Hazardous Waste

The paint used is a standard solvent (Xylene) based enamel supplied by Cloverdale Paint.

All paint drums and pails are stored in the paint storage shed which is located outside the building in the yard on a concrete pad. There is approximately 950 litres of paint in the shed at any one time the majority which are in 20 litre containers limiting the risk of spills to that amount . (Photo 11). Only 3 drums of paint are present in the building during production and all smaller pails are stored in fireproof cabinets in the paint areas. (Photo 12)

Hubs and Hub Assemblies

The majority of hubs use ductile iron castings as the raw material. These castings are delivered in crates which are unloaded from the truck inside the building in Warehouse B. The castings are stored in the crates in Warehouse B. Approximately 2000 castings, with an average weight of 40lbs are stored at any one time and approximately 425,000 castings are consumed annually.

Castings are then moved by forklift to CNC lathes which then machine the castings to accept the bearings and studs. The CNC lathe machining operation uses water soluble coolant oils to assist the cutting process. This coolant oil is Tech Cool 35200 and it is diluted 20 to 1 with city water. It is listed as having as mild odour and may be irritating to the eyes and skin. It is not carcinogenic. It has no flash point and therefore no explosion risk even in its undiluted form. CNC lathes have exhaust ducting to remove any fumes from the coolant caused by the heat of the cutting process. The exhaust ducting is vented to atmosphere via stacks on the facility roof.

The machining chips produced from machining process are collected using a conveyor built into the machine and deposited into a metal dumpster. The dumpster is then emptied into large scrap bins in the yard. These scrap bins are located over a large sump pit so that any coolant draining off the chips will be collected. The sump is drained on a regular basis by A1 Environmental Ltd and the collected used

coolant disposed of as hazardous waste. The metal chips are removed for scrap by Urban Mine, a local metals recycler.

Hubs are then transferred to the wash line. The wash line consists of a conveyor line passing through a four stage washer.

The first stage is a cleaner and utilises a alkaline product from Henkel called Parco Cleaner 319. This product is diluted with city water and its concentration controlled automatically by a dispensing device.

The second stage is a rinse with city water.

The third stage is a conversion coating using a product from Henkel Bonderite M-FE 500LT Iron Phosphate . This prepares the product for painting and gives a level of surface protection from corrosion.

The fourth stage is a final rinse with city water.

When these tanks need cleaning or the contents changing they are pumped out by Miller Environmental Corporation and disposed of appropriately as hazardous waste .

The first stage wash tanks are both of 4100 litre capacity.

The second stage city water rinse tank is 4500 litre capacity.

The third stage phosphate tank is 4100 litre capacity.

The fourth stage final city water rinse tanks are both 2300 litre capacity.

Secondary containment for these tanks is a sump pit of 16200 litre capacity which is below floor level. This sump pit is cleaned and inspected for any cracks on a Preventative Maintenance schedule

On completion of the painting process the hubs are sent to assembly. This is a manual process that involves assembling bearings and partially filling the hub with grease. The grease is general purpose NGLI grease and is purchased and stored in 210 litre drums. The grease is dispensed directly from the drums to the hub using automated equipment. Approximately 30,000lbs of grease are consumed and shipped in hubs each year.

Assembled hubs are place directly into crates ready for shipping.

Hydraulic Cylinders

The main body of the hydraulic cylinder is steel tubing. This tubing is either delivered cut to length or delivered in 20ft lengths and then cut to length on band saws. The band saws use the same coolant as the CNC machines and it is handled and disposed of using the same process. The band saws produce

metal cuttings as part of the process. These are collected in dumpsters which are then emptied into the scrap bins in the yard in the same process as for CNC turnings.

The tubes are the machined on the CNC lathes again using Tech Cool 35200 coolant and creating turnings.

The shafts for the cylinders are machined on CNC lathes or the CNC bar machine both of which use Tech Cool 35200 and create metal turnings.

The other machined parts of the cylinders are all produced on CNC lathes.

When all the components have been produced they are welded together using the MIG (metal inert gas) process. The welding process uses a shielding gas made up of argon mix . The welding gas mix is 75 % Argon and 25% CO2.

All fumes from the welding process are collected in filter machines called Smog Hogs. These remove all the particulates from the air and then recycle it.

The welded cylinder tubes are then washed in specially constructed wash machines. These are small machines 2ft diameter and 8ft tall. They use Zep cleaner diluted with water. The cleaning liquid is pumped out as required and disposed of by Miller Environmental Corporation.

Cylinders are then assembled which is a manual operation.

Once assembled the cylinders are then tested on test benches . These test benches use hydraulic oil to operate the cylinders and test for leaks. All oil is recycled and continually filtered in these machines

After testing the cylinders are sent to the cylinder paint line where they are washed and painted. The wash line and paint line are integrated and consist of a 2 stage washer and a dry filter booth.

The chemicals used in the cylinder line washer are identical to the chemicals used in the hub wash system and are managed in exactly the manner with respect to control and disposal.

The paint booth is a dry filter booth with filters being changed daily to ensure filtering efficiency is maintained. Filters are disposed of in drums partially filled with water to avoid the risk of self-combustion .

Painted product is routed by the overhead conveyor to the heated drying room . Air is circulated in this room and is then exhausted through stacks to atmosphere.

The dry cylinders are then packed on pallets ready for shipment .

Wheels

Wheels are produced on the wheel line. This is a single machine which integrates a material straightener, a shear, a rolling machine, a butt welder, and then three rolling stations to finally form the wheel rim. The machine uses the same coolant as the CNC machines and its secondary containment is the 16200 litre sump pit. This pit is drained as required and is inspected on a preventative maintenance schedule.

The machine is fed various widths of steel in the form of coils which vary weight from 2000lbs to 3000lbs.

The welding operation is an automatic process and any fumes from the process are collected via an overhead hood and exhaust to atmosphere. The welding process involves no gases or fluxes so any fumes are a result of residual process oils on the coil material being burnt off in the welding process.

The completed wheel rim then has its centre welded in place using conventional MIG welding machine.

The completed wheels are then transferred to the wash line. The wash line is the same one used by the hubs and consists of a conveyor line passing through a four stage washer.

The first stage is a cleaner and utilises a alkaline product from Henkel called Parco Cleaner 319. This product is diluted with city water and its concentration controlled automatically by a dispensing device.

The second stage is a rinse with city water.

The third stage is a conversion coating using a product from Henkel Bonderite M-FE 500LT Iron Phosphate . This prepares the product for painting and gives a level of surface protection from corrosion.

The fourth stage is a final rinse with city water.

When these tanks need cleaning or the contents changing they are pumped out by Miller Environmental Corporation and disposed of appropriately as hazardous waste .

The first stage wash tanks are both of 4100 litre capacity.

The second stage city water rinse tank is 4500 litre capacity.

The third stage phosphate tank is 4100 litre capacity.

The fourth stage final city water rinse tanks are both 2300 litre capacity.

Secondary containment for these tanks is a sump pit of 16200 litre capacity which is below floor level. This sump pit is cleaned and inspected for any cracks on a Preventative Maintenance schedule

The wheels are then moved by overhead conveyor to the powder paint booth. Here electrostatic automatic guns apply powder to the wheels . The wheels are then heated to approximately 450 degrees

which melts the plastic powder. This is done in a gas fired oven but there are no VOC's released as there are no solvents involved in powder painting.

All powder that is not recycled is vacuumed up and placed into boxes . These boxes are the heated to solidify the powder which is then disposed of as solid waste to the landfill by BFI.

Custom Machining

Custom machining is the production of a variety of products for different customers using the same equipment and processes as for our own products

The CNC lathe machining operation uses water soluble coolant oils to assist the cutting process. This coolant oil is Tech Cool 35200 and it is diluted 20 to 1 with city water. It is listed as having as mild odour and may be irritating to the eyes and skin. It is not carcinogenic. It has no flash point and therefore no explosion risk even in its undiluted form. CNC lathes have exhaust ducting to remove any fumes from the coolant caused by the heat of the cutting process. The exhaust ducting is vented to atmosphere via stacks on the facility roof.

The machining chips produced from machining process are collected using a conveyor built into the machine and deposited into a metal dumpster. The dumpster is then emptied into large scrap bins in the yard. These scrap bins are located over a large sump pit so that any coolant draining off the chips will be collected. The sump is drained on a regular basis by A1 Environmental Ltd and the collected used coolant disposed of as hazardous waste. The metal chips are removed for scrap by Urban Mine, a local metals recycler.

Quantities of Materials

Environmental waste streams from production are-

- Paint volatile organic compounds (VOC's) from painting operations exhausted to atmosphere. The painting process uses approximately 12,000 litres of paint per year which would equate to approximately 6,000kgs of VOC's.
- Used paint filters removed as hazardous waste in water filled drums by Miller Environmental Corp. Approximately 250 drums (210 litre drums) per year
- Paint residue removed as hazardous waste in drums by Miller Environmental Corp. Approximately 103 drums per year
- Used machine oils and coolants from regular maintenance of equipment that are removed as hazardous waste in drums by Miller Environmental Corp. Approximately 63 drums per year
- All used paint pails and drums are disposed of by Miller Environmental Corp.
- Regular garbage materials removed in skips by BFI to landfill. Approximately 113 metric tonnes per year.

There are no discharges to sewer from any production processes

Hazardous waste

Canadian Tool and Die is registered as a Hazardous Waste Generator (Operation ID 12523) MBG01264.

Approved wastes are UN1263A Paint or paint related material; UN1993 Flammable liquids; UN1805 Phosphoric acid; UN3082KC EHS liquid –used oil; UN1814 Potassium hydroxide solution.

All hazardous wastes are in liquid form and Canadian Tool and Die has retained Miller Environmental Corporation to dispose of hazardous waste from the facility in an environmentally sound manner. All hazardous waste is recorded on the manifests and is fully traceable.

Steel drums used for disposal are fully marked with labels showing Dangerous Goods markings and classification

Canadian Tool and Die has retained A1 Environmental Services to pump the coolant drip sump pit located in the yard on a as needed basis.

Hazardous Waste Record for 2014

Hazardous Waste Type/Class/Category	Waste Type	Unit	volume /unit	qty units	Total Volume in litres
UN1263A -Paint or paint related material	Paint sludge	drum	210	**86**	18060
	Residue Drums	each	1	**103**	103
	Cans with paint residue	each	1	**1250**	1250
	ResiduePails	each	1	**255**	255
	paint filters in water	drum	210	**259**	54390
UN1993 - Flammable liquids;	Xylene	drum	210	**26**	5460
	Flammable Liquid<15%	drum	210	**2**	420
UN1814 - Potassium hydroxide solution	Potassium Hydroxide	litres	1	**4075**	4075
UN3082KC - EHS liquid –used oil	Oil	drum	210	**30**	6300
	Oily water	drum	210	**33**	6930
	Alkaline Liquid	drum	210	**2**	420

2.7 Storage of Gasoline and Associated Products

There is a 100gal tank used for the storage of diesel fuel that is required for the company's Bobcat that is used for snow removal and grounds maintenance. The tank is located in a frame that is plastic lined for secondary containment and is located on the concreted portion of the yard.

3.0 Physical Environment

The facility is located in an industrial area at 1331 Chevrier Blvd at the intersection with Hamelin Street.

The buildings are located on a site of 339,694 sqft or 7.80 acres in the south west corner of the property. The surface topography of the land is flat

The property is mainly covered with the buildings, gravel parking lots and storage area

4.0 Potential Environmental effects Assessment

As the assessment is on an existing manufacturing facility that has had no physical changes for 16 years and has no changes planned there will be no changes to socio-economic components such as land use or aesthetics.

4.1 Air Quality

No changes are planned to the manufacturing facility or property and therefore no adverse effects are anticipated to either internal or external air quality from any changes. Potential external air quality adverse effects would come from:

1) the increase of emissions of gases from natural gas heating of the building and the natural gas heating of the paint ovens.
2) The increase of paint VOC's due to a decrease in the efficiency of the painting operations

Internal air quality adverse effects would come from a decrease in the efficiency of the various air purification equipment attached to the CNC machines and welding equipment. No changes are planned to any manufacturing equipment in the foreseeable future.

4.2 Soils

Soils on the property could be contaminated from accidental spills or releases of hazardous materials or hazardous waste. Internal spills or releases within the facility would be contained by use of the Emergency Spill Kits.

External spills or releases in the yard storage area would be partially contained by concrete berms placed around the stored drums or totes and then processed using emergency spill kits as per the Emergency Response Plan (ERP). (Attachment 5)

These drums contain waste oils, waste coolant, paint sludge, waste cleaning materials. (ref Stantec Phase 1 Environmental Site Assessment 5.3.3 Other storage containers).

As referenced in the Stantec Phase 1 ESA no evidence of any previous spills is evident. Drums are 210 and totes are 850 litres capacity and therefore do not represent a significant environmental risk in that all spills and releases can confined and managed internally by the company

Proposed mitigation of soil impact is to maintain existing secondary containment , provide spill clean up equipment in a ready state and complying with provincial regulations for the storage of hazardous materials using approved containers and adhering to the company's ERP in response to spills. Regular inspection of containers for evidence of leaks, spills, and releases is also scheduled.

4.3 Ground water

The risk of any spill affecting the ground water is considered extremely minimal. Any accidental releases from full containers (drums or totes) would limited to 800 litres or less . This volume can be handled with normal spill control procedures and the use of spill control kits. Any contaminated gravel would be removed , placed in containers and disposed of by normal hazardous material procedures using Miller Environmental Corp.

4.4 Surface water

Surface water on the property may be contaminated from leaks and accidental spills or releases of hazardous fluids or wastes. Spills on the property would be within existing containment and as the property is flat and on level ground there is minimal risk of the small volumes (less than 800litres) migrating off the property and into the sewer systems on adjacent roadways. Mitigation is provided by the use of and continued maintenance of secondary containment, the provision of spill control kits and regular inspection for leaks and spills.

4.5 Wildlife, Habitat, Fish and Vegetation

There has been no changes to vegetation on the property for in excess of 20 years and there are no plans to make any changes on the property that would impact any existing vegetation. Existing vegetation consists of small areas of assorted grasses adjacent to the rail line.

There is no known wildlife that resides permanently in the grass area other than occasion geese in the spring months. It is unlikely that any wildlife sensitive to human disturbance is present as the area has been industrialized for over 50 years.

4.6 Employment / Economy

The existing facility has had a stable workforce for 40 years and there are no plans to decrease or increase the workforce to the extent that the configuration of the property would change .(e.g. extended parking lots etc.)

4.7 Human Health and Well Being

Soil, surface water and air quality could all become contaminated from leaks and accidental spills or releases of hazardous substances, which could adversely affect human health.
Any potential spills would be immediately cleaned up as required by the Emergency Response Plan. Therefore the potential adverse effects of the project on human health are assessed to be negligible. The mitigation measures for air, water and soil already described will help prevent leaks, spills and releases.

4.8 Public and Worker Safety

No public have access to the manufacturing facility where spills or releases may occur. All employees are made aware of their required PPE for the area that they are employed.

All employees also have training in the substances they are working with which includes training in handling the substances and a review of the MSDS sheets

5.0 Environmental Management Practices

5.1 Air Quality

These emissions are kept constant through regular maintenance of the heating equipment that ensures optimal burner efficiency. Maintenance of all gas fired equipment is contract to and performed by A&B Mechanical.

All exhaust fans and air purifiers are regularly maintained as dictated by the schedule in the company's Preventative Maintenance Program. This maintenance provides sufficient control to the air quality within the building.

5.2 Soils

Preventing leaks, spills and releases by maintaining the existing secondary containment for hazardous materials storage, providing spill clean-up equipment and materials, complying with

provincial regulations, storing hazardous materials in approved containers, adhering to the Emergency Response Plan in response to spills and periodic inspection for leaks, spills and releases should mitigate potential soil contamination from leaks and accidental spills during operation.

5.3 Ground water

Preventative actions for ground water protection are the same as for soils 5.2

5.4 Surface water

Preventative actions for surface water protection are the same as for soils 5.2

5.5 Human Health and Well Being

Preventative actions for human health and well being are the same as for soils 5.2 together with the continual employee training in PPE's and spill procedures.

5.6 Public and Worker Safety

Providing well marked containers and appropriate signage for the storage areas and continual reinforcement on how to handle hazardous materials at employee awareness meeting will mitigate impact to workers from spills and accidental releases.

5.7 Residual Environmental Effects

As there have been no changes to the use of the property since 1964 , no changes to the facilities since 1999 and there are no future changes planned to operations or facilities there will be no environmental effects anticipated that would be residual.

7.0 Follow up activities

The company's follow-up activities are based on a program to continually verify the effectiveness of the measures taken to mitigate any adverse environmental effects within the operations and facilities of the company. Follow-up activities include monitoring, surveillance, inspection, and may include data collection, analysis, evaluation, and reporting.

Monitoring of implementation of the standard mitigation measures (identified for environmental effects determined in Section 4.0) are embedded in existing company procedures. These procedures include 1) The 5S inspection program which focusses on regular inspection for cleanliness and organization of all operations within the company. 2) Regular environmental audit program undertaken by the company's Health and Safety Co-ordinator. and 3) Regular inspections by the Safety and Health Committee

6.1 Air quality

Follow-up activities are regular observations and inspections of plant area for accumulated dust, monitoring of complaints, inspection for VOC sources and verification of regular maintenance of exhaust and air purification equipment.

6.2 Soils

Follow-up activities are regular inspection of equipment and storage containers for leaks, spills and releases and periodic observation for potential soil contamination as part of the programs outlined in 6.1.

6.3 Groundwater

Follow-up activities are regular inspection of equipment and storage containers for leaks, spills and releases and periodic observation for potential soil contamination as part of the programs outlined in 6.1.

6.4 Surface water

Follow-up activities are regular inspection of equipment and storage containers for leaks, spills and releases and periodic observation for potential soil contamination as part of the programs outlined in 6.1.

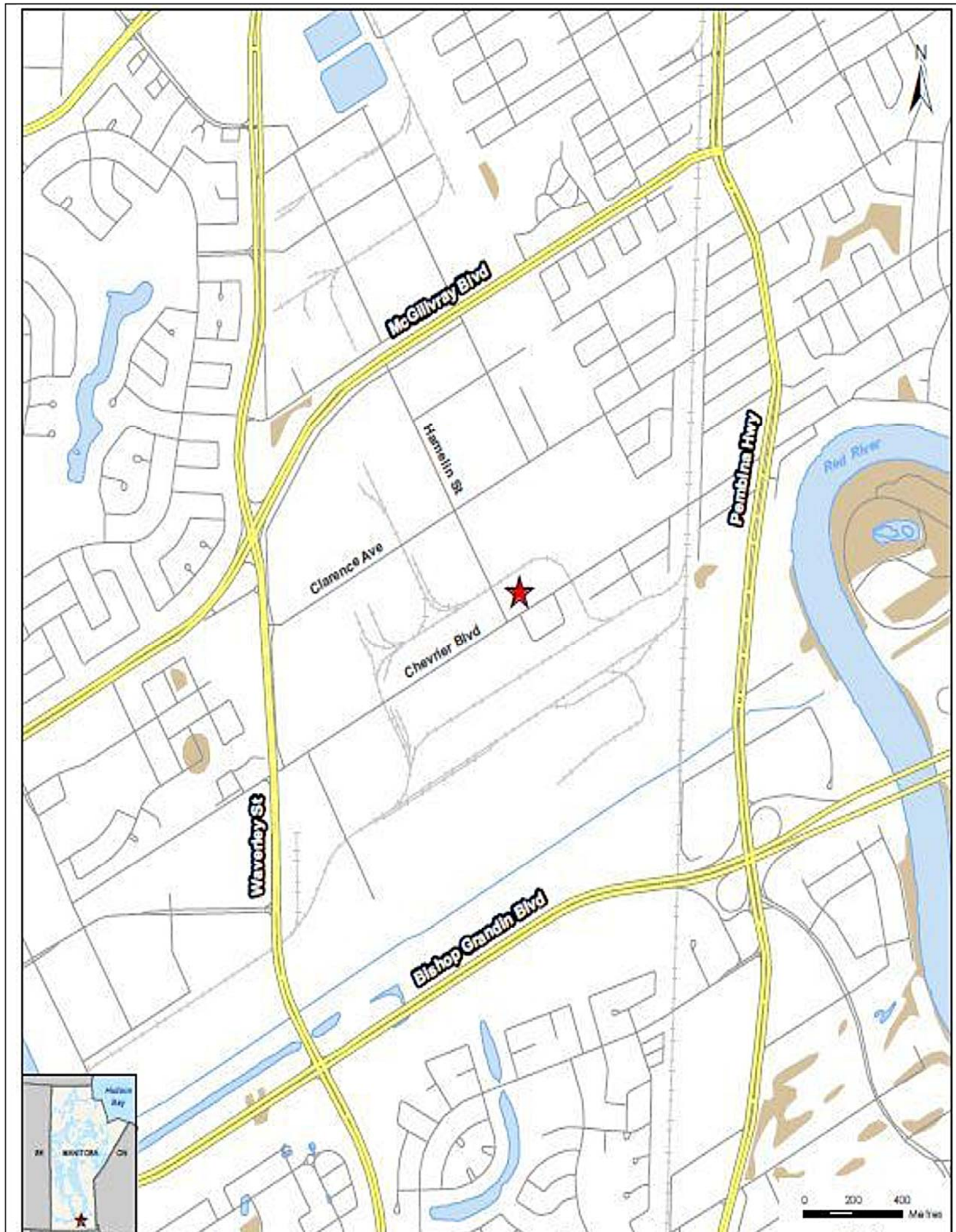
6.5 Human Health and Well Being

Follow-up activities are regular inspection of equipment and storage containers for leaks, spills and releases and periodic observation for potential soil contamination as part of the programs outlined in 6.1.

6.6 Public Safety and Worker Safety

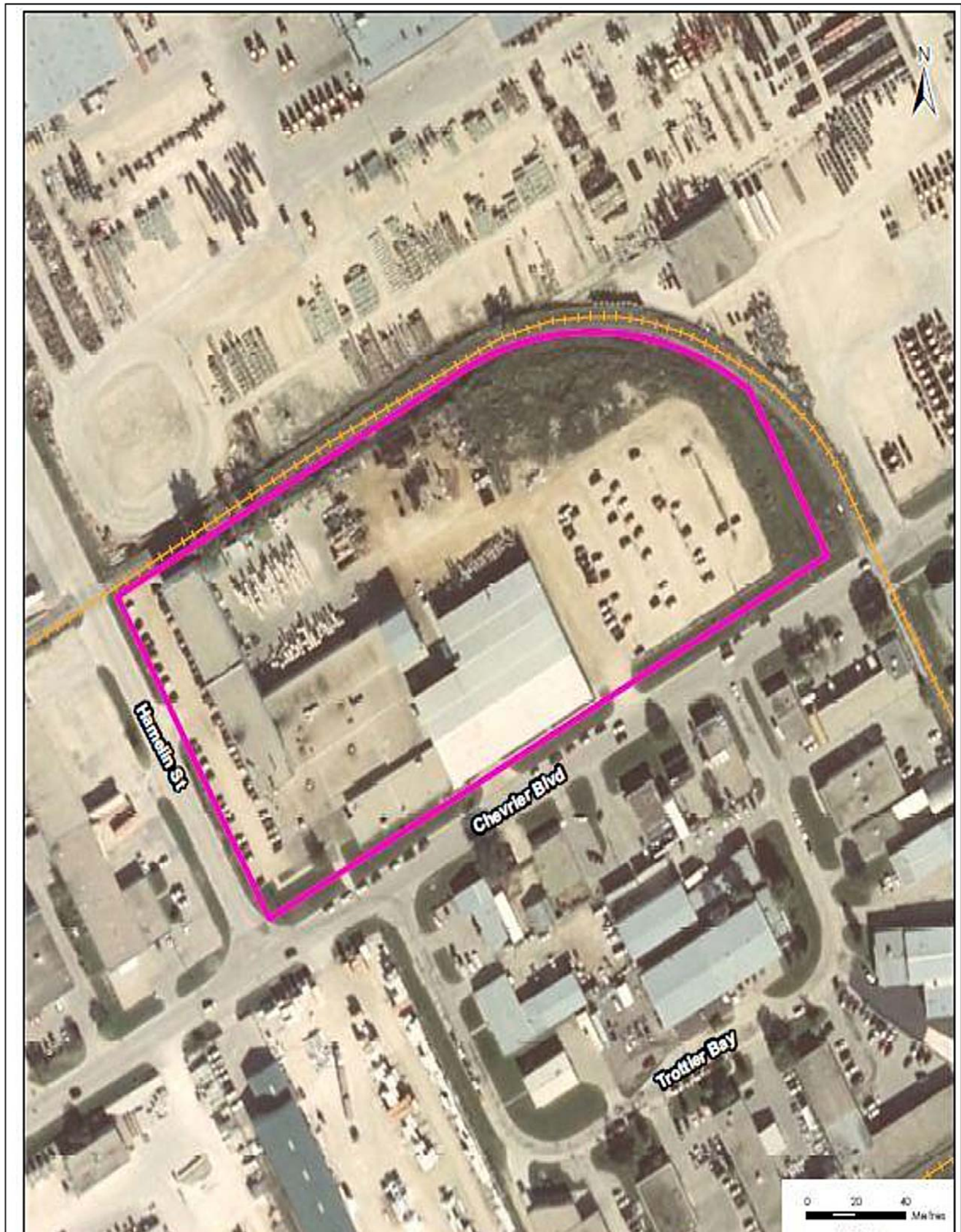
Follow-up proposed includes recording any occurrence of workplace accidents, ensuring proper PPE is being used by workers, maintaining records of hazardous materials used on site, confirming compliance with provincial hazardous waste handling and disposal regulations and updating health and safety training and the ERP as required.

STP Facility Location

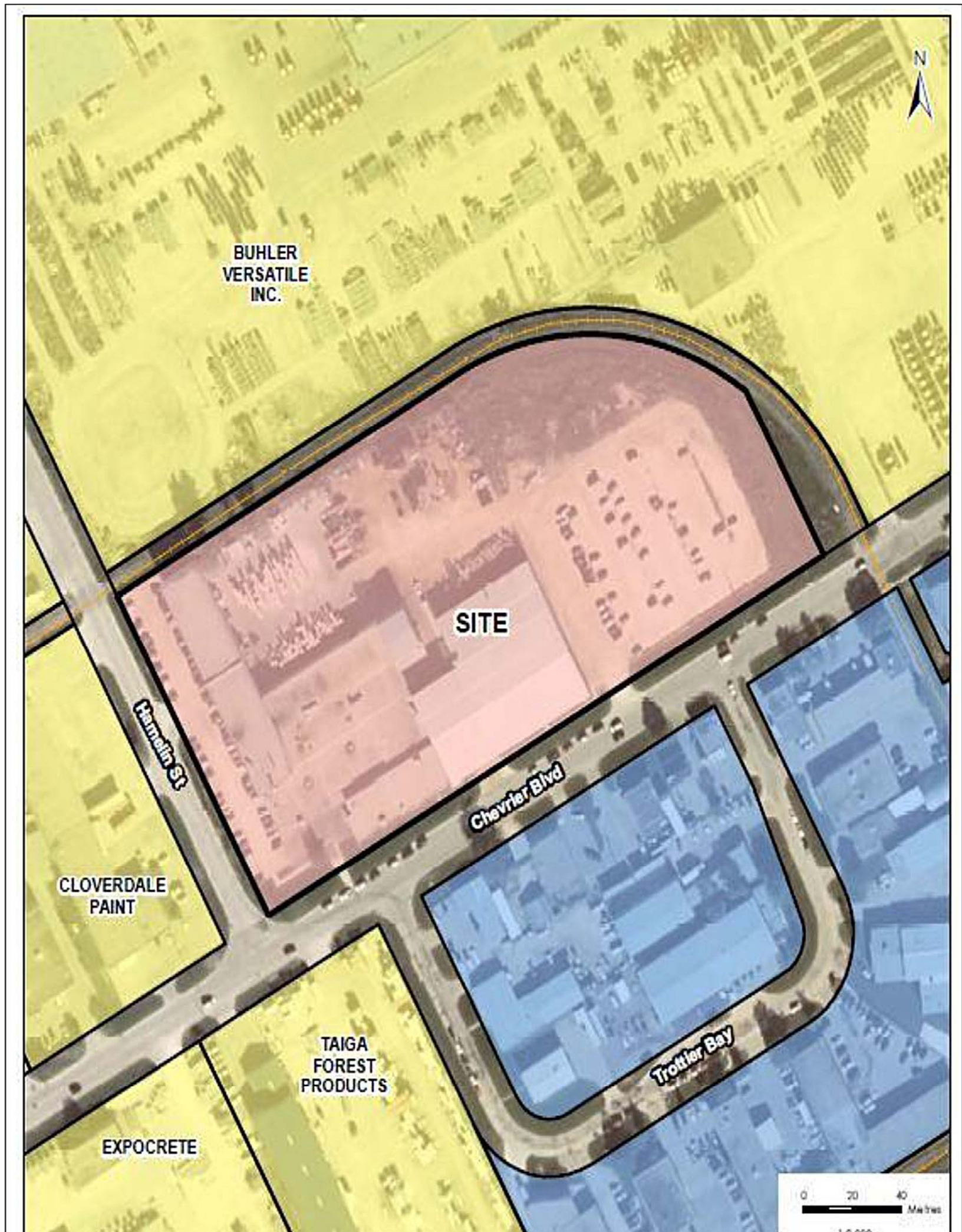


3.1 Facility Location

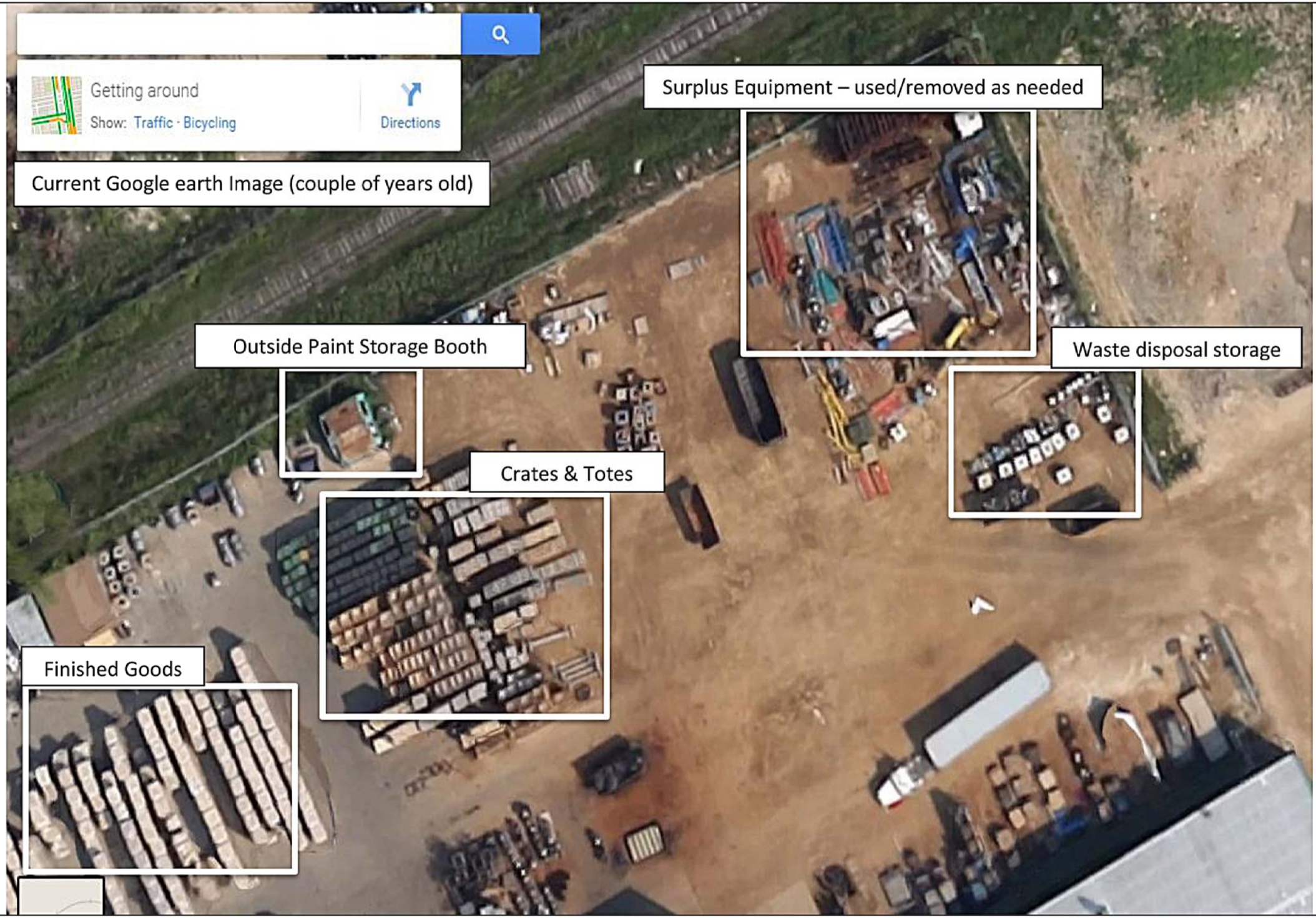
1.1 Facility Location



STP Facility Location



Yard View


Getting around
Show: Traffic · Bicycling
Directions
Current Google earth Image (couple of years old)
Surplus Equipment – used/removed as needed
Outside Paint Storage Booth
Waste disposal storage
Crates & Totes
Finished Goods

View of properties to the west of Site.

View of south side of Site building looking east.

View of properties to the south of the Site.

View of west side of Site building.

Internal paint storage Cabinets

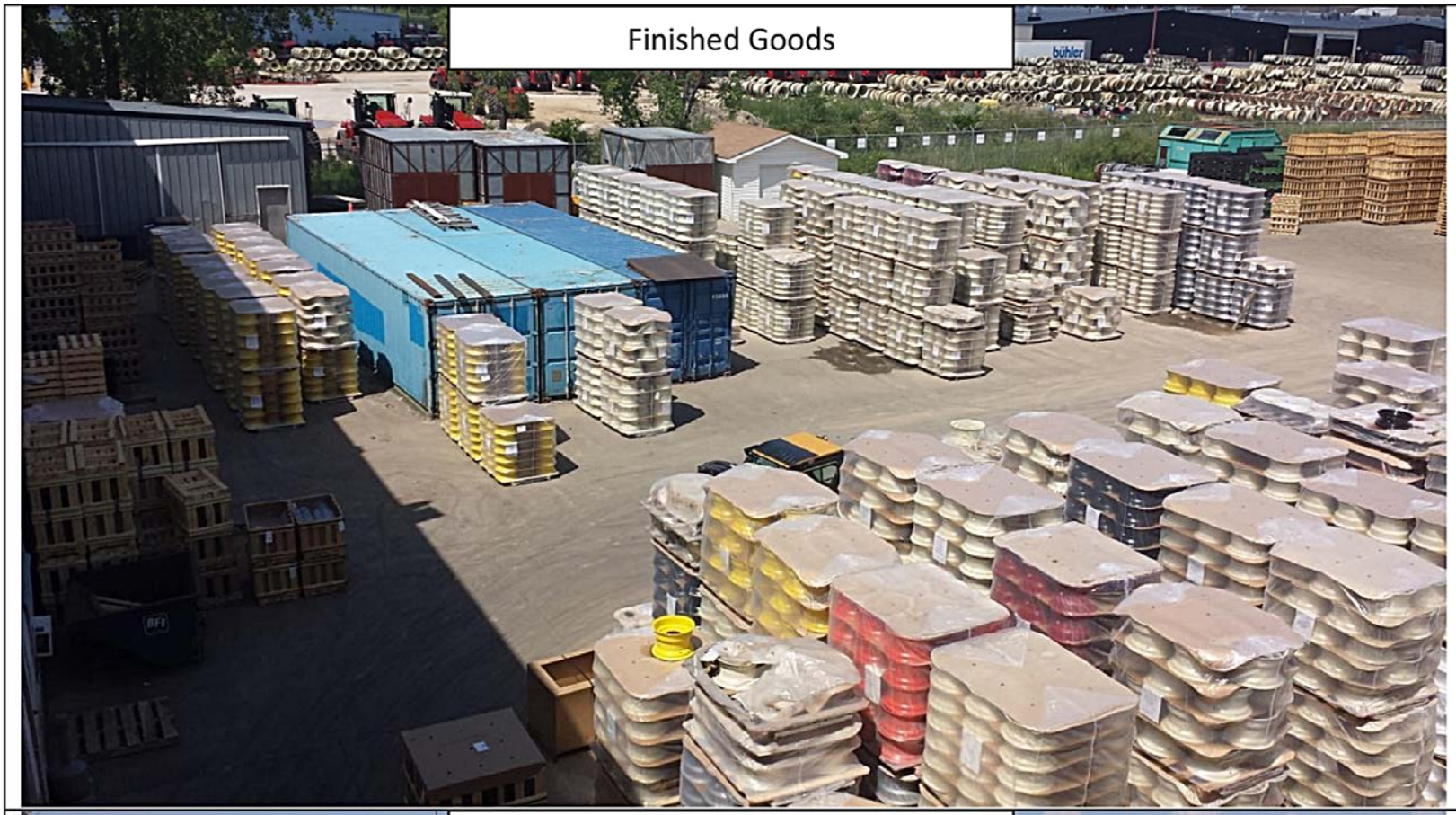
Photo # 12

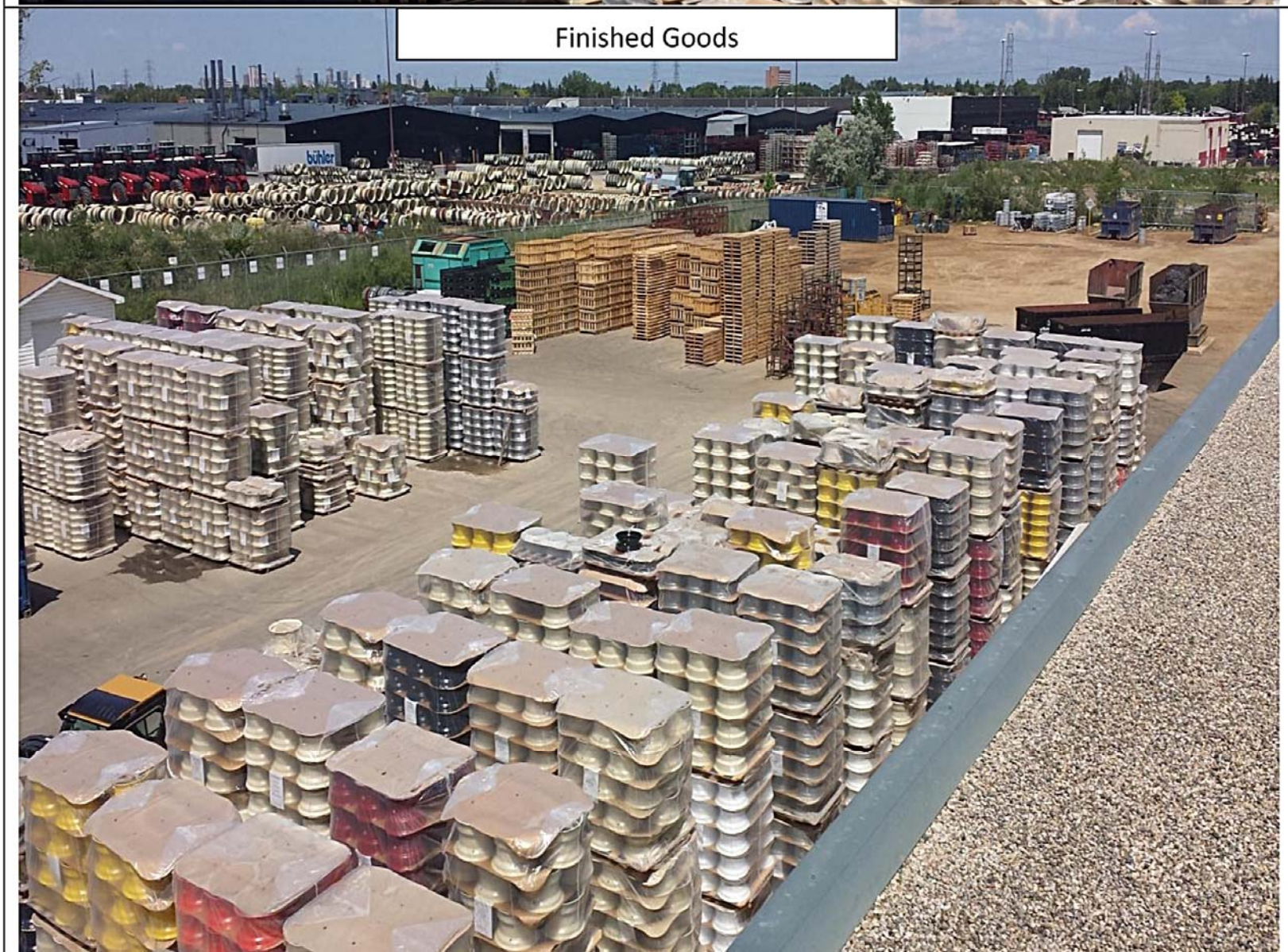
Total of 5 cabinets in house

Finished Goods

Pallets, Crates & Totes

Yard Photos





Garbage Bins

Empty Waste Paint drums

Waste Fluids

Waste Paint, Waste Fluids

Propane Storage

Welding Gas

Yard Photos

Recyclable Metals Bins

Recyclable Metals Bins

Yard Photos

Recyclable Metals Bins

Paint Storage Booth

Paint Storage Booth

FINAL REPORT
Phase I Environmental Site Assessment

1331 Chevrier Blvd, Winnipeg, MB

Prepared for:
Canadian Tool & Die Ltd.

Prepared by:
Stantec Consulting Ltd.
603-386 Broadway Avenue
Winnipeg, MB R3C 3R6

Job No.: 111440284

November 26, 2014

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Site Description and Current Operations

Stantec conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 1331 Chevrier Boulevard in Winnipeg, Manitoba, herein referred to as the "Site". The Phase I ESA was conducted for Canadian Tool & Die Ltd. in support of mortgage refinancing of the Site. The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the Site, as a result of current or past activities on the Site or neighbouring properties.

The Site is located in the southwest quadrant of the City of Winnipeg, in the Fort Garry neighbourhood, bound by a rail line to the north and east, Chevrier Blvd. to the south, and Hamelin St. to the west. Surrounding properties are primarily industrial and commercial. Versatile Agricultural Products, a subsidiary of Buhler Industries Inc. and a manufacturer of agricultural equipment, occupies the area north and east of the Site, while a number of smaller commercial/industrial enterprises occupy the areas to the west and south of the Site. Access to the Site is from Hamelin Street and Chevrier Boulevard. The Site is occupied by the offices and manufacturing facility of Canadian Tool & Die Ltd.

Records Review

Based on the historical information gathered during the Phase I ESA, the Site was vacant until 1964. The Site has been occupied by the offices and manufacturing facility of Canadian Tool & Die Ltd. since development. According to aerial photographs, initial development of the Site occurred in 1964, with additions to the site building in 1965, 1967, 1969, 1978, 1981, 1984, 1994, and 1999. According to historical land titles, title to the western portion of the Site has belonged to Canadian Tool & Die Ltd. since 1963, and title to the eastern portion of the Site has belonged to Canadian Tool & Die Ltd. since 1967. Prior to that time, title to the site property belonged either to private individuals or to the Rural Municipality of Fort Garry.

A file search request was made to Manitoba Conservation and Water Stewardship for any outstanding environmental orders, spills, spills on adjacent properties, discharge orders, underground storage tanks, tank removal orders, fill materials used, and/or landfills on the property. Their response states that "there are no records of any outstanding work orders or environmental incidents found pertaining to the above-mentioned property [1331 Chevrier Blvd.]. The Site is not listed as an impacted or contaminated site in our files."

Site Visit/Interviews

The Site is currently occupied by Canadian Tool & Die Ltd., a manufacturer of hubs, spindles, wheels, OEM cylinders, and replacement cylinders for agricultural, construction, and industrial use. Approximately one third of the Site is occupied by the site building. Approximately 20% of the site building is occupied by offices, while the remainder is occupied by the production facility. The eastern portion of the site property is primarily taken up by a gravel parking area. The north-central portion of the site property is taken up by a gravel storage yard, where product and chemicals used in the production facility are stored. No staining around the chemicals in the storage yard was noted. No environmental concerns were noted during the Site visit.

Conclusions

The Phase I ESA has revealed evidence of potential environmental contamination associated with the Site. The following environmental concern was identified:

- Due to its close proximity to the Site, the railway line located on the north side of the Site represents a potential environmental concern to the Site.

As the railway line is still in use, further investigation (e.g. a Phase II ESA) may identify impacts that persist and/or increase in concentration with continued operation of the railway line. No reports of historical rail incidents were reported to Stantec during the site visit. On this basis, Canadian Tool & Die Ltd. could opt to investigate this potential environmental concern at such time as the railway line is removed.

In addition, based on the age of the Site building, asbestos, PCBs, and lead containing materials may be on

Executive Summary (continued)

Conclusions (continued)

Site. A hazardous materials survey should be conducted to determine the presence or absence of asbestos, PCBs, and lead prior to any demolition or renovation of the Site building. Suitable precautions and approved contractors should be used for all activities which may disturb hazardous materials. Stantec also recommends that the water damaged ceiling tiles be removed and that the areas of water damaged drywall be investigated for potential mould growth on the backside of the water damaged drywall.

Stantec also recommends the following best management practices be implemented for the Site:

- Secondary containment be constructed for oil/chemicals and waste oil/chemicals stored in the Site yard.
- The floor drains in the wheel fabrication area be drained, cleaned, and inspected for perforations or leaks to ensure hazardous materials are not escaping beneath the building slab.

Phase I Environmental Site Assessment

1.0 General Information

Client Information:
Canadian Tool & Die Ltd.
204-453-6833
1331 Chevrier Blvd.
Winnipeg, MB R3T 1Y4

Project Information:
111440284 Canadian Tool & Die Phase I ESA
111440284

Site Information:
Canadian Tool & Die Ltd.

1331 Chevrier Blvd
Winnipeg, MB R3T 1Y4

Consultant Information:
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E-mail Address: joshua.markham@stantec.com
Site Visit Date: 11/06/2014
Report Date: 11/26/2014
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Report Preparer: Joshua Markham, B.Env.St.
Senior Reviewer: Jill Peters-Dechman, P.Eng.

Site Assessor:

Joshua Markham, B.Env.St.
Environmental Scientist

Report Preparer:

Joshua Markham, B.Env.St.
Environmental Scientist

Senior Reviewer:

Jill Peters-Dechman, P.Eng.
Senior Environmental Engineer

2.0 Introduction

2.1 Objectives

Stantec conducted a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 1331 Chevrier Boulevard in Winnipeg, Manitoba, herein referred to as the "Site". The Phase I ESA was conducted for Canadian Tool & Die Ltd. in support of mortgage refinancing of the Site. The purpose of the Phase I ESA was to assess if evidence of potential or actual environmental contamination exists in connection with the Site, as a result of current or past activities on the Site or neighbouring properties.

A site plan is included in Appendix A and selected photographs of the Site are included in Appendix B.

2.2 Scope of Work

The Phase I ESA carried out by Stantec on this property was conducted in general accordance with Stantec's proposal dated October 22, 2014 and the Canadian Standards Association's (CSA) Phase I Environmental Site Assessment Standard Z768-01 (R2012) and consisted of the following:

- Records review including, but not limited to, publicly available city directories, aerial photographs, fire insurance plans, geological and topographic maps.
- Provincial government regulatory search.
- Review of available environmental databases and records.
- Review of previous environmental reports and existing title searches, if made available.
- Interviews with persons having knowledge of the Site.
- A site visit.
- Evaluation of information and preparation of the report provided herein.

A Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water or building materials. For this Phase I ESA, no enhancements to the CSA standard were made.

This assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems, which may exist for the Site.

The assessment of the Site for the potential presence of hazardous building materials was based on the age of the building(s) and components, and a non-intrusive visual review of the Site. No sampling of materials was conducted. A Phase I ESA does not constitute a Hazardous Materials Survey or Designated Substances Survey.

The assessment of the Site for microbial contamination and moisture damage was made during the walk through of the building(s). This assessment was visual only and not every area was assessed. No sampling or intrusive investigation was conducted.

The professional qualifications of the project team are provided in Appendix C.

The Site visit was conducted by Joshua Markham, B.Sc.Env.St., and Scott Coughtrey, B.Env.Sc., EPt, both of Stantec, on November 6, 2014. The Site and readily visible and publicly accessible portions of adjoining and neighbouring properties were observed for the presence of potential sources of environmental contamination. Stantec was accompanied by Mr. Lyndon Finney, CFO of Canadian Tool & Die Ltd. during the site visit. Mr. Lyndon Finney has been associated with the Site since 1986.

Interviews were carried out to obtain or confirm information on the historic operations and activities on the Site. Mr. Lyndon Finney of Canadian Tool & Die Ltd. was interviewed during the course of the Site visit.

2.0 Introduction (continued)

2.3 Regulatory Framework

During a Phase I ESA samples are not collected, however, if there are previous soil or groundwater sample results available, the results are compared to applicable federal and provincial regulations and guidelines.

A Phase I ESA involves a review of any Site buildings for the potential presence of hazardous materials related to building components and materials. Specific federal or provincial regulations, guidelines or codes of practice exist for these individual hazardous materials. Where required, this documentation was utilized to determine appropriate conclusions and formulate appropriate recommendations.

3.0 Records Review

3.1 Information Sources

The applicable search distance for the records review included the Site, properties immediately adjoining the Site and other neighbouring properties where activities considered to be potential sources of environmental contamination were apparent. Information sources obtained and reviewed as part of the records review are listed below.

SOURCE	INFORMATION/CONTACT
Aerial Photographs	1948, 1959, 1968, 1979, 1988, and 1997 - Manitoba Conservation - Land Information Division, Province of Manitoba. 2002, 2004, 2007, 2011, and 2014 - Google Earth Satellite Imagery.
Fire Insurance Plans	1960 - Archives of Manitoba, Government of Manitoba.
City Directories	1944, 1949, 1954, 1959, 1964, 1970, 1974, 1979, 1985, 1990, 1995, and 2000 - Winnipeg, Manitoba City Directory - National Archives (completed by EcoLog ERIS).
Previous Environmental Reports	None available.
Company Records	None available.
Geological and Geotechnical Reports	Baracos, A., D.H. Shields, and B. Kjartson, 1983: "Geological Engineering Maps & Report for Urban Development of Winnipeg - Plate 4: Depth to Bedrock", Scale 1:50,000, Department of Geological Engineering, The University of Manitoba. Ehrlich, W.A., E.A. Poyser, L.E. Pratt, J.H. Ellis, 1953. "Report of Reconnaissance Soil Survey of Winnipeg and Morris Map Sheet Areas". Manitoba Soil Survey. Manitoba Geological Survey. 2006. Geological Map of Manitoba, Scale 1:1,000,000, Map 79-2.
Regulatory Infractions	Manitoba Conservation and Water Stewardship (MCWS) Environmental File Search results dated November 10, 2014.
Reportable Spill Occurrences	MCWS Environmental File Search results dated November 10, 2014.
Contaminated Sites	MCWS Environmental File Search results dated November 10, 2014. EcoLog Environmental Risk Information Service Database Report, dated October 29, 2014.
Hazardous Waste Generator Registration	MCWS Environmental File Search results dated November 10, 2014. EcoLog Environmental Risk Information Service Database Report, dated October 29, 2014.

3.0 Records Review (continued)

3.1 Information Sources (continued)

SOURCE	INFORMATION/CONTACT
PCB Storage Sites	EcoLog Environmental Risk Information Service Database Report, dated October 29, 2014.
Landfill Records	Baracos, A., D.H. Shields, and B. Kjartson, 1983: "Geological Engineering Maps & Report for Urban Development of Winnipeg - Plate 8: Waste Disposal Sites", Scale 1:50,000, Department of Geological Engineering, The University of Manitoba.
Underground & Aboveground Storage Tanks	MCWS Environmental File Search results dated November 10, 2014. EcoLog Environmental Risk Information Service Database Report, dated October 29, 2014.
Land Titles	Winnipeg Land Titles Office, Title Information Services, (204) 945-0971.
Interviewees/Site Contacts	Mr. Lyndon Finney, Canadian Tool & Die Ltd., Chief Finanacial Officer.
Opta Historical Environmental Information Reporting Systems (HEIRS)	1992 and 1994 - COPE Report, Canadian Tool & Die Ltd. 1992 and 1994 - Inspection Report, Canadian Tool & Die Ltd.

3.2 Previous Reports

Two insurance inspection reports, one each from 1992 and 1994, and two Construction, Occupancy, Protection, Exposure (COPE) reports, one each from 1992 and 1994, were provided to Stantec by Opta HEIRS. Copies of the reports are included in Appendix D.

The reports provide general information regarding the building construction, renovation dates, building area, occupancy, and safety hazards. This information was used throughout this Phase I ESA.

COPE Report 1992
The report provides an outline of general building construction and notes two special hazard items: the spray painting booths, and the storage of 90 gallons of flammable liquid.

Inspection Report 1992
The report provides an outline of general building construction and an overview of the production facility's operations. Hazards are listed; however, all but one were considered "safe" by the inspector. The exception was the high-piling of stored product.

COPE Report 1994
The 1994 COPE Report lists five special hazard items: the spray painting booths, flammable liquid storage, baking furnaces over 815 degrees celsius, inadequate combustion controls, and high-piling of stored product.

Inspection Report 1994
No significant differences from the 1992 Inspection Report were noted in the 1994 Inspection Report.

3.0 Records Review (continued)

3.3 Regulatory Information

Available environmental databases and records were searched to determine if the Site, adjacent, or neighbouring properties were listed. The databases and search results are presented below.

Manitoba Conservation and Water Stewardship (Province of Manitoba)

A file search request was made to Manitoba Conservation and Water Stewardship (MCWS) on October 23, 2014 for any outstanding environmental orders, spills, spills on adjacent properties, discharge orders, underground storage tanks, tank removal orders, fill materials used, and/or landfills on the property. Their response, issued on November 10, 2014, states that two listings were found in their records. A copy of the response is included in Appendix D.

The Site is listed as both a hazardous waste generator and as a hazardous waste receiver/processer. The Site is approved to generate the following hazardous wastes:

- UN1263A Paint or paint related material;
- UN1993 Flammable liquids;
- UN1805 Phosphoric acid;
- UN3082KC EHS Liquid (lead) - used oil; and
- UN1814 Potassium hydroxide, solution.

As a hazardous waste receiver/processer, the Site is authorized to operate a burn-off oven. It was reported to Stantec by Canadian Tool & Die Ltd. that no burn-off oven is currently or has ever been in use at the Site. A plan to use a burn-off oven to burn paint build-up off of hooks used on the facility's paint line was never implemented, and instead the hooks are sent away for processing.

MCWS states that "there are no records of any outstanding work orders or environmental incidents found pertaining to the above-mentioned property. The Site is not listed as an impacted or contaminated site in our files."

EcoLog ERIS

A request was made to the EcoLog Environmental Risk Information Service (ERIS) for a review of their databases for the Site and adjacent properties within a 250 m radius of the Site. The EcoLog Database Report for the Site identified information in four databases within the search radius. A copy of the report is included in Appendix D. The following is a summary of the pertinent information received from EcoLog ERIS in their database search for the Site and surrounding properties:

Certificates of Approval

- The inventory lists Miller Environmental Corporation, located approximately 175 m from the Site at 55 and 65 Trottier Bay, and relates to the use of the property as a transfer station and interim bulk storage facility for hazardous waste. Based on the distance from the Site and the gradient differential (i.e. cross-gradient), this property does not appear to represent a significant environmental concern to the Site.

Fuel Storage Tanks

- The inventory lists Teleplex Video Services Corp., located 179.5 m from the Site at 1308 Chevrier Blvd. The status of the storage tanks is listed as dismantled. Based on the distance from the Site and the gradient differential (i.e. cross-gradient), this property does not appear to represent a significant environmental concern to the Site.

Retail Fuel Storage Tanks

- The inventory lists Miller Environmental Corporation, located approximately 175 m from the Site at 65 Trottier Bay, three times. The fuel storage tanks are listed as waste oil tanks. Based on the distance from the Site and the gradient differential (i.e. cross-gradient), this property does not appear to represent a significant environmental concern to the Site.

3.0 Records Review (continued)

3.3 Regulatory Information (continued)

Waste Generators Summary

- Canadian Tool & Die Ltd. (i.e.: the Site) is listed twice in the inventory.
- A Pioneer Gas Bar, located 44.6 m from the Site at 1346 Chevrier Blvd., is listed in the inventory. However, this listing appears to be a mistake. According to available city directories and aerial photographs, no gas bar has ever been located on this property. Manitoba Conservation does not list this property as a contaminated/impacted site.
- MidCanada Hydroseeding, located 57.9 m from the Site at 1340 Chevrier Blvd. is listed in the inventory.
- D. Martens Manufacturing Co./Tecsol Manufacturing Industries, located 71.7 m from the Site at 104 Trottier Bay, are listed three times in the inventory.
- 19 other properties are listed in the Waste Generators Summary inventory at distances exceeding 100 m from the Site.

Based on a combination of distance and/or gradient differential and/or the presence of buried underground utilities relative to the Site, none of the above properties appear to represent a significant environmental concern to the Site.

3.4 Physical Setting

3.4.1 Surficial Geology

Based on an available surficial geology map, the native surficial soils of the Site consist of Fort Garry soils (or Fort Garry clay). Soils of the Fort Garry association are well to intermediately drained with poorly drained associates scattered throughout. These soils are developed on a clay and silty clay mantle which lies over strongly calcareous silty and fine sandy clay dolomitic sediments (Ehrlich et al., 1953). A site-specific determination would be required in order to obtain detailed soil profile and permeability information.

3.4.2 Surface Water Drainage

The surfaces of the Site consist primarily of gravel, with a gravel-surfaced parking area located on the west side of the site building, a very large gravel-surfaced parking area located on the east side of the site building, and a gravel-surfaced storage yard located on the north side of the site building. Landscaped areas are limited to the west and south sides of the Site, along Chevrier Blvd. and Hamelin St. Stormwater is anticipated to drain by infiltration and/or overland flow.

3.4.3 Topography and Regional Drainage

The Site is generally flat and at grade with adjacent properties and roadways.

Based on an available topographic map and the observed site topography, regional surface drainage (anticipated shallow groundwater flow direction) appears to be to the east towards the Red River, located approximately 1 km from the Site.

It should be noted that the direction of the shallow groundwater flow in limited areas can also be influenced by the presence of underground utility corridors and is not necessarily a reflection of regional or local groundwater flow or a replica of the Site or area topography.

3.4.4 Bedrock Geology

The Site occurs over an area with underlying geologic deposits of the Red River Formation; dolomitic limestone and dolomite of the Paleozoic period. The Red River Formation is a stratigraphical unit of Upper Ordovician age in the Western Canadian Sedimentary Basin. The thickness of the Red River Formation varies from 45 to 150 m (Manitoba Geological Survey 2006).

According to Baracos et. al (1983), depth to bedrock is approximately 15 to 18 m.

4.0 Site Description

4.1 Property Information

The Site is located in the southwest quadrant of the City of Winnipeg, in the Fort Garry neighbourhood, bound by a rail line to the north and east, Chevrier Blvd. to the south, and Hamelin St. to the west (see Figure 1, Appendix A). Surrounding properties are primarily industrial and commercial. Versatile Agricultural Products, a subsidiary of Buhler Industries Inc. and a manufacturer of agricultural equipment, occupies the area north and east of the Site, while a number of smaller commercial/industrial enterprises occupy the areas to the west and south of the Site. Access to the Site is from Hamelin Street and Chevrier Boulevard. The Site is occupied by the offices and manufacturing facility of Canadian Tool & Die Ltd. and is zoned industrial.

Site plans are included in Appendix A and selected photographs of the Site are included in Appendix B. The following is a summary of the site property information.

Current Site Owner:	Canadian Tool & Die Ltd.
Legal Description:	SP Lot 43 Plan 22997 WLTO in RLS 23, 29, and 31 to 33, Parish of St. Vital. AND SP Lot 44 Plan 22997 WLTO in RLS 23, 29, and 31 to 33, Parish of St. Vital.
Property Area:	3.15 hectares (7.8 acres)
Utility Providers:	
Water:	City of Winnipeg
Storm and Sanitary Sewers:	City of Winnipeg
Electricity:	Manitoba Hydro
Natural Gas:	Manitoba Hydro

4.2 On-Site Buildings and Structures

The site building consists of one building containing offices and the manufacturing facility. According to interviews conducted in the course of the site visit, the building was constructed in 1964, with additions in 1965, 1967, 1969, 1978, 1981, 1984, 1994, and 1999. The following is a summary of the site building information.

Building ID:	# of Levels:	Basement:	Area:	Year Built:	Building Use:	General Construction:
Canadian Tool & Die Ltd.	1, with 2 levels in office area and occasional mezzanine areas in production facility	None	9,454 sq. m.	1964, 1965, 1967, 1969, 1978, 1981, 1984, 1994, and 1999	Manufacture of hubs, spindles, wheels, original equipment manufacturer (OEM) cylinders, and replacement cyclinders for agricultural, construction, and industrial use, plus associated office space.	Original building and additions to 1994 are slab on grade construction with hollow concrete block walls (non-bearing), and steel weight-bearing columns throughout. Roof is tar and gravel. Additions made in 1994 and 1999 are slab on grade with steel deck roof and walls.

4.3 Historical Land Use

Historical land use for the Site was determined through the historical records listed in Section 3.0. A summary of the historical information is presented below.

4.0 Site Description (continued)

4.3 Historical Land Use (continued)

Period/Date:	Land Use:
1930s to 1948	Prior to 1948, the titles that make up the current Site were held by the Rural Municipality (R.M.) of Fort Garry. From review of aerial photographs, it appears that the Site was undeveloped land used for agriculture.
1948 to 1963	Between 1948 and 1963, the properties that make up the Site were transferred to a number of private individuals. The R.M. of Fort Garry also held title to certain properties for brief periods at this time. From review of aerial photographs, it appears that the Site remained undeveloped land used for agriculture during this time period.
1963 to present	In 1963 and 1968, respectively, Canadian Tool & Die Works Ltd. acquired each of the two properties that comprise the Site. Initial development of the Site occurred by 1964, when the original portion of the site building was constructed. Additions were made to the site building in 1965, 1967, 1969, 1978, 1981, and 1984. In 1989, titles for the Site were transferred to the current title holder, Canadian Tool & Die Ltd. Two further building expansions, with concurrent parking area and yard expansions, were completed in 1994 and 1999.

5.0 Site Visit Findings

5.1 Current Site Operations

The Site is currently occupied by the offices and production facility, as well as associated parking areas and storage yards, of Canadian Tool & Die Ltd., a manufacturer of hubs, spindles, wheels, OEM cylinders, and replacement cylinders for agricultural, construction, and industrial use.

The offices are located in the southwest corner of the building, occupying two floors and approximately 20% of the total area of the building.

The production area, occupying approximately 80% of the building area, is broken down into several cells. The northwest corner of the building is a warehouse space. South of the warehouse space is the wet/powder paint line, where products are painted and baked. Along the western wall of the building are several rooms used for quality assurance and product testing. To the east of the paint line is a storage area and the wheel fabrication cell, both located in the central portion of the building. Located south of the storage area, adjacent to the offices, are three hub and spindle production cells (small, medium, and large). The eastern portion of the building is taken up by shaft and cylinder production cells, with shaft and small cylinder production to the south, and medium and large cylinder production to the north. Remaining areas of the building, primarily in the centre, include machining centres, storage, and utility rooms.

5.2 Waste Generation and Storage

5.2.1 Solid and Liquid Wastes

Storm water and sanitary sewer services are provided to the Site by the City of Winnipeg. Sanitary waste and waste water, from approximately five floor drains observed in the Site building, is discharged to the municipal sewer system.

Hazardous liquid wastes generated at the Site include:

- Waste oil (including hydraulic oil and cutting fluid)
- Waste coolant
- Waste cleaning fluids

Hazardous liquid waste is stored in plastic containers and collected on the southeast side of the Site yard. It was reported to Stantec that liquid waste was picked up by A1 Environmental and/or Miller Environmental, as required.

Solid wastes generated at the Site include:

- Domestic waste
- Paper
- Scrap metal

Solid waste is collected in bins located in the Site yard. It was reported to Stantec that domestic waste was collected by BFI, paper and shredded paper was collected by Phoenix Recycling, and that scrap metal was collected by Urban Mine; all as required.

5.2.2 Drains, Sumps, Septic Systems and Oil Water Separators

In the course of the site visit, Stantec personnel observed approximately five floor drains, one re-circulating intercepting trench system, and one sump.

Floor drains in the site building were reported to discharge to the municipal sewer system, with the exception of the interceptor trenches in the wheel fabrication area, which capture water to be re-circulated within the area and do not have a discharge point. It was reported to Stantec that roof drains discharge to the exterior of the building, either to a ditch that runs along the northern edge of the property, or onto the surfaces of the Site, where the water is anticipated to drain by infiltration and/or overland flow.

5.0 Site Visit Findings (continued)

5.2 Waste Generation and Storage (continued)

5.2.2 Drains, Sumps, Septic Systems and Oil Water Separators (continued)

One sump, located adjacent to the paint booths in the western portion of the building, was observed by Stantec personnel. It was reported to Stantec that two pipes flowing into the sump are sourced from a rinse water tank on the wheel fabrication line and from the pressure release valves on two nearby boilers. It was reported that only water from the fourth and final rinse on wheel fabrication line is discharged to the sump, and no hydraulic fluids, oils, or paint is expected to be present in the rinse water tank. The sump was reported to discharge to the municipal sewer system.

5.2.3 Air Discharges and Odours

Several sources of air emissions were observed at the Site:

- Washroom vents
- Natural gas combustion emissions from gas-fired boilers and heating/ventilation/air-conditioning (HVAC) units
- Production floor exhaust vents
- Paint booth exhaust vents

During the site visit, an odour identified as exhaust from the paint booths was noted while inspecting the building rooftop. The odour was not noticeable at ground level.

No sources of air emissions that are suspected to result in residual contamination to the property were identified on the Site.

5.3 Fuel and Chemical Storage

5.3.1 Underground Storage Tanks (USTs)

No chemical or fuel storage USTs were identified on the Site. Further, no vent or fill pipes indicating the potential presence of an abandoned or decommissioned UST were observed.

5.3.2 Aboveground Storage Tanks (ASTs)

Multiple ASTs/reservoirs were observed on the Site.

A 100 gallon diesel AST was observed on the west side of the Site yard. The AST was located underneath a small shack and inside of a makeshift secondary containment unit constructed out of pallets and plastic sheeting. No staining or evidence of leaks was observed.

Hydraulic fluid reservoirs were associated with the following:

- One hydraulic fluid reservoir was associated with the cylinder wash station located nearby the wet/powder paint booths.
- A minimum of eight hydraulic fluid reservoirs were associated with computer numerical controlled (CNC) lathes located throughout the production area.
- Two hydraulic fluid reservoirs (one each) were associated with the cup press and stud/bolt press, located in the central part of the production area.
- Two hydraulic fluid reservoirs were associated with the large hub and cylinder cell.
- Six hydraulic fluid reservoirs were associated with the machining centres.
- Approximately ten hydraulic fluid reservoirs were associated with the wheel fabrication cell.
- Approximately twelve hydraulic fluid reservoirs were associated with the small cylinder production cell, the cylinder production cell, the shaft production cell, the head plate & piston cell, and the component cell.
- Approximately ten hydraulic fluid reservoirs were associated with the medium and large cylinder production cells.

5.0 Site Visit Findings (continued)

5.3 Fuel and Chemical Storage (continued)

5.3.2 Aboveground Storage Tanks (ASTs) (continued)

- Approximately three hydraulic fluid reservoirs were associated with several unused machines located in the press department.
- Three hydraulic fluid reservoirs were associated with three saws located in the cutting department.

The majority of the hydraulic fluid reservoirs observed were located at ground level; however, several, including those along the wheel fabrication cell, were raised above the associated machine(s). No staining or evidence of leaks, aside from small amounts of hydraulic fluid evidently spilled in the process of filling hydraulic fluid reservoirs, was observed in the course of the site visit. The small amounts of spilled hydraulic fluid are not expected to result in contamination of the Site.

5.3.3 Other Storage Containers

Multiple other storage containers were observed by Stantec personnel at the time of the Site visit. These included:

- A large argon storage tank located on the south side of the Site yard.
- 21 propane tanks stored in the Site yard for use by forklifts.
- Three carbon dioxide storage tanks.
- Two tanks containing quenching oil.
- Multiple storage containers containing paint in a fireproof shed located along the northern edge of the Site yard.
- Multiple drums, plastic tanks, and small storage containers containing hydraulic fluid, cutting fluid, paint, coolant, iron phosphate, and various cleaners located throughout the production facility.
- Multiple drums and plastic tanks containing hydraulic fluid, cutting fluid, paint, coolant, iron phosphate, and various cleaners located on the east side of the Site yard.
- Multiple drums and plastic tanks containing waste oil, waste coolant, paint sludge, and waste cleaning agents located on the east side of the Site yard.
- Cleaning products in 1 L to 4 L containers are stored in multiple locations throughout the building.
- Fireproof cabinets containing xylene, gun wash, enamel paints, aerosol paints, urethane paints, paint reducer, and urethane catalyst.

No staining or evidence of leaks from the storage containers observed inside the site building was noted in the course of the site visit. Observed containers were well labelled and stored in an orderly and appropriate fashion and no large cracks, holes, or penetrations in the concrete floor surface of the site building that would allow the dispersion of product into the ground surface beneath the site building were observed.

No staining or evidence of leaks from the storage containers observed in the outdoor storage yard on the north side of the site building was noted in the course of the site visit. Observed containers were well labelled and stored in an orderly fashion. However, the surfaces of the storage yard are gravel. In the event of a spill of product from storage containers in the storage yard, the permeable surfaces of the yard may allow the dispersion of product into the ground. Secondary containment of storage containers in the outdoor storage yard would reduce the risk of product dispersion into the ground.

5.4 Building Systems/Equipment

5.4.1 Heating and Cooling Systems

The site building is provided with heating and cooling via natural gas fired heating, ventilation, and air-conditioning (HVAC) units. Supplementary heat is provided by baseboard electric heaters in the office area and by overhead electric radiant heating units in certain areas of the production facility.

5.0 Site Visit Findings (continued)

5.4 Building Systems/Equipment (continued)

5.4.2 Hydraulic Equipment

Hydraulic equipment observed on the Site included:

- A cylinder wash station located nearby the wet/powder paint booths.
- A minimum of eight CNC lathes located throughout the production area.
- A cup press and a stud/bolt press, located in the central part of the production area.
- Two pieces of equipment in the large hub and cylinder cell.
- Six machining centres.
- Several pieces of equipment in the wheel fabrication cell.
- Approximately twelve pieces of hydraulic equipment in the small cylinder production cell, the cylinder production cell, the shaft production cell, the head plate & piston cell, and the component cell.
- Approximately ten pieces of hydraulic equipment in the medium and large cylinder production cells.
- Approximately three unused hydraulic machines located in the press department.
- Three saws in the cutting department.
- Five pole-mounted electrical transformers located along the western edge of the Site.
- Two electrical transformers on pads located to the west of the north entrance to the receiving lane.
- Two hydraulic loading dock ramps.

All of the above hydraulic equipment identified during the Site visit appeared to be in good working order with no leaks or stains observed, aside from small amounts of hydraulic fluid evidently spilled in the process of refilling hydraulic fluid reservoirs. The small amounts of spilled hydraulic fluid are not expected to result in contamination to the Site.

5.5 Exterior Site Observations

5.5.1 Surface Features

The surfaces of the Site consist primarily of gravel, with a gravel-surfaced parking area located on the west side of the site building, a very large gravel-surfaced parking area located on the east side of the site building, and a gravel-surfaced storage yard located on the north side of the site building. Landscaped areas are limited to the west and south sides of the Site, along Chevrier Blvd. and Hamelin St. There are also concrete sidewalks leading from the west parking lot to the office and to a production staff entrance on the south side of the building.

No watercourses, pits, or lagoons were identified on the Site, with the exception of a ditch that is located along the northern edge of the Site. No standing water was observed. No stained surficial materials or stressed vegetation was observed on the Site.

5.5.2 Fill Materials

Gravel fill was used at the Site in the construction of the parking areas and storage yard. A large pile of fill material was observed along the northern edge of the parking area on the east side of the Site. It was reported to Stantec that this material has accumulated as a result of snow clearing from the site parking areas.

5.5.3 Wells

No abandoned or existing wells (water, oil, gas or disposal) were identified on the Site.

5.6 Hazardous Building Materials

5.6.1 Asbestos-Containing Materials (ACMs)

The common use of friable (crumbles easily by hand pressure) asbestos-containing materials (ACMs) in construction generally ceased voluntarily in the mid 1970s but was only banned through legislation in the mid-late 1980s. Asbestos was used in thousands of building products and the common uses of friable ACMs

5.0 Site Visit Findings (continued)

5.6 Hazardous Building Materials (continued)

5.6.1 Asbestos-Containing Materials (ACMs) (continued)

included boiler and pipe insulation, and spray-on fireproofing. Asbestos was also used in many manufactured products such as floor tiles, ceiling tiles, transite cement products and various other construction materials. Some cement drain piping currently used in the construction of buildings still contains asbestos (non-friable). Vermiculite used as insulation may be contaminated with asbestos fibres.

Based on the age of the site building and various additions, ACMs may be on Site. A hazardous materials assessment would be required to determine the presence/absence of ACMs.

In Manitoba, an inventory of ACMs in workplaces must be prepared and kept current, and an "asbestos control plan" is required if ACMs are identified.

5.6.2 Polychlorinated Biphenyls (PCBs)

From the 1930s to the 1970s, PCBs were widely used as coolants and lubricants for electrical equipment, including transformers and capacitors, and in a number of industrial materials, including sealing and caulking compounds, inks and paint additives. The use of PCBs was prohibited in heat transfer and electrical equipment installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980. Regulations now require that PCB containing equipment be taken out of service prior to regulated deadlines.

Based on the age of the Site building, PCB-containing electrical equipment may be on Site. Two oil-filled transformers were observed to be located west of the north entrance to the receiving lane. A yellow label on one of the transformers indicated that the PCB content is 5 ppm - 45 ppm. A label on the other transformer indicated that the PCB content of the oil is less than 5 ppm. Six pole-mounted transformers (four on the west side of the Site and two on the south side) had labels affixed indicating that the PCB content of the oil is less than 5 ppm. All transformers are owned by Manitoba Hydro.

The Site building utilizes fluorescent light fixtures. PCB-containing ballasts may be on Site in any remaining original fluorescent light fixtures.

5.6.3 Lead-Based Materials

In 1976, the lead content in interior paint was limited to 0.5% by weight under the federal Hazardous Products Act. Lead based water supply pipes were used greater than 50 years ago. Between 1930 and 1986, most buildings used copper pipe with lead-solder joints. Other lead-based products include wall shielding (x-ray rooms).

Based on the age of the site building, lead-based products may be on Site. A hazardous materials assessment would be required to determine the presence or absence of lead-based products. Where in good condition, lead-containing materials within the site building (e.g. paint, solder, caulking on bell fittings) can be managed in place.

5.6.4 Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation (UFFI) was used as an insulation product for existing houses between the mid-1970s and its ban in Canada in 1980. It was not commonly used for commercial or industrial buildings.

Based on the age of the site building, it is possible that UFFI may be on Site, though it is unlikely due to the industrial use of the building. No evidence of the application of UFFI was observed during the site visit.

5.0 Site Visit Findings (continued)

5.6 Hazardous Building Materials (continued)

5.6.5 Ozone-Depleting Substances (ODSs)

Refrigeration and air conditioning equipment in place before 1998 may contain refrigerants containing Ozone-Depleting Substances. Non-ODS refrigerants have been developed and are available to replace these materials in newer equipment.

Sources of ODSs on Site are limited to minor quantities of refrigerant in refrigeration and HVAC equipment.

5.7 Special Attention Items

5.7.1 Radon Gas

Radon is a radioactive gas associated with uranium rich black shale and/or granite bedrock. Radon emits alpha particles and produces several solid radioactive products called radon daughters. Harmful levels of radon and radon daughters can accumulate in confined air spaces, such as basements and crawl spaces.

Based on the geology of the area and construction of the site building (i.e., no basement levels, concrete slab-on-grade floor and commercial ventilation equipment), radon gas accumulation is not expected to be a significant environmental concern at the Site.

5.7.2 Microbial Contamination (Mould) and Indoor Air Quality

The growth of mould in indoor environments is typically due to a moisture problem related to building envelope or mechanical systems deficiencies or design, and can produce adverse health effects. There is no practical way to eliminate all mould and mould spores in the indoor environment. The way to control mould is to control moisture.

Water damage was observed on the ceiling in a storage room on the main floor. The storage room is positioned beneath the shower room off the production staff lunch room. In addition, water staining was observed on ceiling tiles in a washroom in the office area. Minor water damage was also evident around the window frames in the second floor office area. The water damage and moisture infiltration may have created suitable conditions for mould growth. Stantec recommends that the water damaged ceiling tiles be removed and replaced and that the areas of water damaged drywall be investigated for potential mould growth on the backside of the water damaged drywall.

No visual evidence of suspected mould growth was observed in the accessed areas of the site building at the time of the site visit.

5.7.3 Electromagnetic Frequencies (EMFs)

Electrical currents induce electromagnetic fields. No scientific data supports definitive answers to questions about the existence or non-existence of health risks related to electromagnetic fields.

The Site is located adjacent to high voltage transmission lines, which run parallel to the southern and western edges of the Site property.

5.7.4 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

The Site activities (i.e., the production of hubs, spindles, wheels, and cylinders) generates significant noise/vibration.

5.0 Site Visit Findings (continued)

5.7 Special Attention Items (continued)

5.7.4 Noise and Vibration (continued)

No additional major or persistent sources of noise and vibration were identified on the Site at the time of the site visit.

5.8 Neighbouring Property Information

The current activities on neighbouring properties observed at the time of the site visit and a summary of historical information gathered through the records review are presented in the following sections.

Direction From Site:	**Relation to Property:**	**Current Use:**	**Across What**
North	Adjacent	Industrial, rail line	Property line
Occupant Name:		**Address:**	
Versatile Farm Equipment		1260, 1400 Clarence Avenue	
Current Activities:			
A rail line is present along the northern edge of the Site. Beyond this, is a property occupied by agricultural equipment manufacturing facilities and storage yards belonging to Versatile Farm Equipment, a subsidiary of Buhler Industries Inc.			
Historical Activities			
The properties to the north of the Site were largely undeveloped and likely historically used for agriculture until at least 1963. A few small buildings, likely residential homes, are visible in aerial photographs of this time period. According to aerial photographs, development of the property had begun by 1968. Further development of the property is apparent from aerial photographs dating to 1979. The property has remained largely unchanged since this time. According to city directories, the property to the north of the Site has been used for the manufacture of agricultural equipment by Versatile Manufacturing/Versatile Farm Equipment and New Holland Farm Equipment since development. According to aerial photographs, a rail line has been present along the northern edge of the property since at least 1968.			
Potential Environmental Concerns:			
Track ballasts may be a source of heavy metals to underlying soils, depending on the origin of the ballasts. Impacts may also be present as a result of track lubricant (greases), leaks/spills from rail cars, and incidental leaching of creosote and/or wood preservatives from the railway ties. Based on the railway line's proximity to the Site on the north side of the Site, the railway line may represent a potential environmental concern to the Site. No current or historical tenants, activities, or operations were identified on the other neighbouring properties that would be considered a potential environmental concern at the Site.			

Direction From Site:	**Relation to Property:**	**Current Use:**	**Across What**
East	Adjacent	Industrial, rail line	Property line
Occupant Name:		**Address:**	
Versatile Farm Equipment		1213 and 1299 Chevrier Blvd.	
Current Activities:			
A rail line is present along the eastern edge of the Site. Beyond this, the property to the east of the Site is occupied by storage yards for agricultural equipment belonging to Versatile Farm Equipment and by the offices for Twelve Thirteen Group.			
Historical Activities			
The properties to the east of the Site were largely undeveloped and likely historically used for agriculture until at least 1963. A few small buildings are visible in aerial photographs of this time period. Most of these buildings were likely residential homes, but according to available fire insurance plans, a construction company, Harris Construction Ltd., was located on Chevrier Blvd. approximately 65 m west of the intersection of Chevrier Blvd. and Hervo St. According to aerial photographs, development of the property had begun by 1968. Further development of the property is apparent from aerial photographs dating to 1979. The property has remained largely unchanged since this time. According to city directories, the property to the east of the Site has been used for the manufacture of agricultural equipment by Versatile Manufacturing/Versatile Farm Equipment and New Holland Farm Equipment since development. According to aerial photographs, a rail line has been present along the eastern edge of the property since at least 1968.			

5.0 Site Visit Findings (continued)

5.8 Neighbouring Property Information (continued)

Potential Environmental Concerns:
Track ballasts may be a source of heavy metals to underlying soils, depending on the origin of the ballasts. Impacts may also be present as a result of track lubricant (greases), leaks/spills from rail cars, and incidental leaching of creosote and/or wood preservatives from the railway ties. Based on the separation distance to the railway line on the east side of the Site, the railway line located east of the Site does not appear to represent a significant environmental concern to the Site. No current or historical tenants, activities, or operations were identified on these neighbouring properties that would be considered a potential environmental concern at the Site.

Direction From Site:	**Relation to Property:**	**Current Use:**	**Across What**
South	Adjacent	Commercial, industrial	Chevrier Blvd.
Occupant Name:		**Address:**	
Various		1308, 1314, 1322, 1326, 1330, 1340, 1346, 1350, and 1400 Chevrier Blvd., 14, 15, 24, 25, 27, 31, 35, 45, 55, 65, 75, 94, and 104 Trottier Bay	
Current Activities:			
The properties to the south of the Site are currently occupied by a number of commercial and industrial businesses. These include the following: Taiga Forest Products, Expocrete, Specialty Process Systems Ltd., Sounding Stone, Uniscience Labs, Bella Design/Lucien Custom Woodwork, 3-Phase Electrical Ltd., Priority Electronics Ltd., Industrial Ventilation Contracting/METVENT, POS Finish First, Seine River Cabinets, Omega Drives Inc., Plas-Tech Industries, Mid-Canada Suspension, Burrows Lumber, Candie Plumbing and Heating, Bornhorst Mechanical, Able Signs, First General Services, Fort Gary Custom Cabinets, Dynamo Business Machines, Able Appliance, and Native Plant Solutions.			
Historical Activities			
The properties to the south of the Site along Chevrier Blvd. were undeveloped, aside from a small number of residential homes, until at least 1964. According to aerial photographs, the property at 1400 Chevrier Blvd. appears to have been fully developed by 1968. According to city directories, by 1970 a small number of industrial/commercial enterprises had opened along Chevrier Blvd. According to aerial photographs and available city directories, the properties to the south of the Site along Trottier Bay were undeveloped and forested until at least 1974. According to aerial photographs, by 1979, the properties to the south of the Site appear to have been fully developed.			
Potential Environmental Concerns:			
Several businesses occupying properties to the south of the Site are listed in the EcoLog ERIS report, as noted in Section 3.3. Businesses are listed in four databases, including Certificates of Approval, Waste Generators, Fuel Storage Tanks, and Retail Fuel Storage Tanks. However, based on the distance from the Site and/or the anticipated groundwater flow direction (i.e., cross-gradient), no current or historical tenants, activities, or operations were identified on these neighbouring properties that would be considered a potential environmental concern at the Site.			

Direction From Site:	**Relation to Property:**	**Current Use:**	**Across What**
West	Adjacent	Commercial, industrial	Hamelin St.
Occupant Name:		**Address:**	
Various		199 Hamelin St., 1457/1459, 1461, and 1475 Chevrier Blvd.	
Current Activities:			
The properties to the west and northwest of the Site are currently occupied by a number of commercial and industrial businesses including Dunn-Rite Food Products Ltd., Cloverdale Paint, Roblin's, Chura Sales Ltd., Terago Networks, First General, The Engravers, and the Manitoba Home Builders Association.			
Historical Activities			
According to aerial photographs and available city directories, the properties to the west and northwest of the Site were undeveloped land used for agriculture until at least 1964. According to aerial photographs, the property directly across Hamelin St., west of the Site, located at 1457/1459 Chevrier Blvd., appears to have been fully developed by 1968. According to city directories, this property was occupied from inception until approximately 1985 by Metals & Alloys Co. Ltd. According to aerial photographs and city directories, the property at 1465 Chevrier Blvd. was developed by 1979. The property at 199 Hamelin St., to the northwest of			

5.0 Site Visit Findings (continued)

5.8 Neighbouring Property Information (continued)

Historical Activities
the Site, was developed by 1985, and has been occupied since inception by Dunn-Rite Food Products Ltd. According to aerial photographs and city directories, the development of the properties located at 1461 and 1475 Chevrier Blvd. occurred in approximately 1990.
Potential Environmental Concerns:
Four businesses occupying properties to the west of the Site are listed in the EcoLog ERIS report as Waste Generators, as noted in Section 3.3. Three of the businesses are located at 1465 Chevrier Blvd. Based on the distance from the Site (212 m) and the presence of underground utility corridors, these properties are not considered a potential environmental concern at the Site. The fourth business is located directly across Hamelin St. from the Site, at 1459 Chevrier Blvd. Based on the nature of the business, a retail paint store, it is anticipated that the waste generated was used paint cans and/or spoiled paint. Based on the presence of underground utility corridors and the nature of the business, this property is not considered a potential environmental concern at the Site.

5.9 Client-Specific Items

No specific client requests were made with respect to this Phase I ESA.

6.0 Conclusions

The Phase I ESA has revealed evidence of potential environmental contamination associated with the Site. The following environmental concern was identified:

- Due to its close proximity to the Site, the railway line located on the north side of the Site represents a potential environmental concern to the Site.

As the railway line is still in use, further investigation (e.g. a Phase II ESA) may identify impacts that persist and/or increase in concentration with continued operation of the railway line. No reports of historical rail incidents were reported to Stantec during the site visit. On this basis, Canadian Tool & Die Ltd. could opt to investigate this potential environmental concern at such time as the railway line is removed.

In addition, based on the age of the Site building, asbestos, PCBs, and lead containing materials may be on Site. A hazardous materials survey should be conducted to determine the presence or absence of asbestos, PCBs, and lead prior to any demolition or renovation of the Site building. Suitable precautions and approved contractors should be used for all activities which may disturb hazardous materials. Stantec also recommends that the water damaged ceiling tiles be removed and that the areas of water damaged drywall be investigated for potential mould growth on the backside of the water damaged drywall.

Stantec also recommends the following best management practices be implemented for the Site:

- Secondary containment be constructed for oil/chemicals and waste oil/chemicals stored in the Site yard.
- The floor drains in the wheel fabrication area be drained, cleaned, and inspected for perforations or leaks to ensure hazardous materials are not escaping beneath the building slab.

7.0 Closure

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential liabilities associated with the identified property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

The opinions in this report can only be relied upon as they relate to the condition of the portion of the identified property that was assessed at the time the work was conducted. Activities at the property subsequent to Stantec's assessment may have significantly altered the property's condition. Stantec cannot comment on other areas of the property that were not assessed.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the property's environmental condition. This report should not be construed as legal advice.

This report has been prepared for the exclusive use of the client identified herein and any use by any third party is prohibited. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

This report is limited by the following:

- An electrical transformer located at the north end of the receiving lane was inaccessible to Stantec personnel as the access gate was locked.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures should be confirmed and Stantec assumes no liability for damage to them.

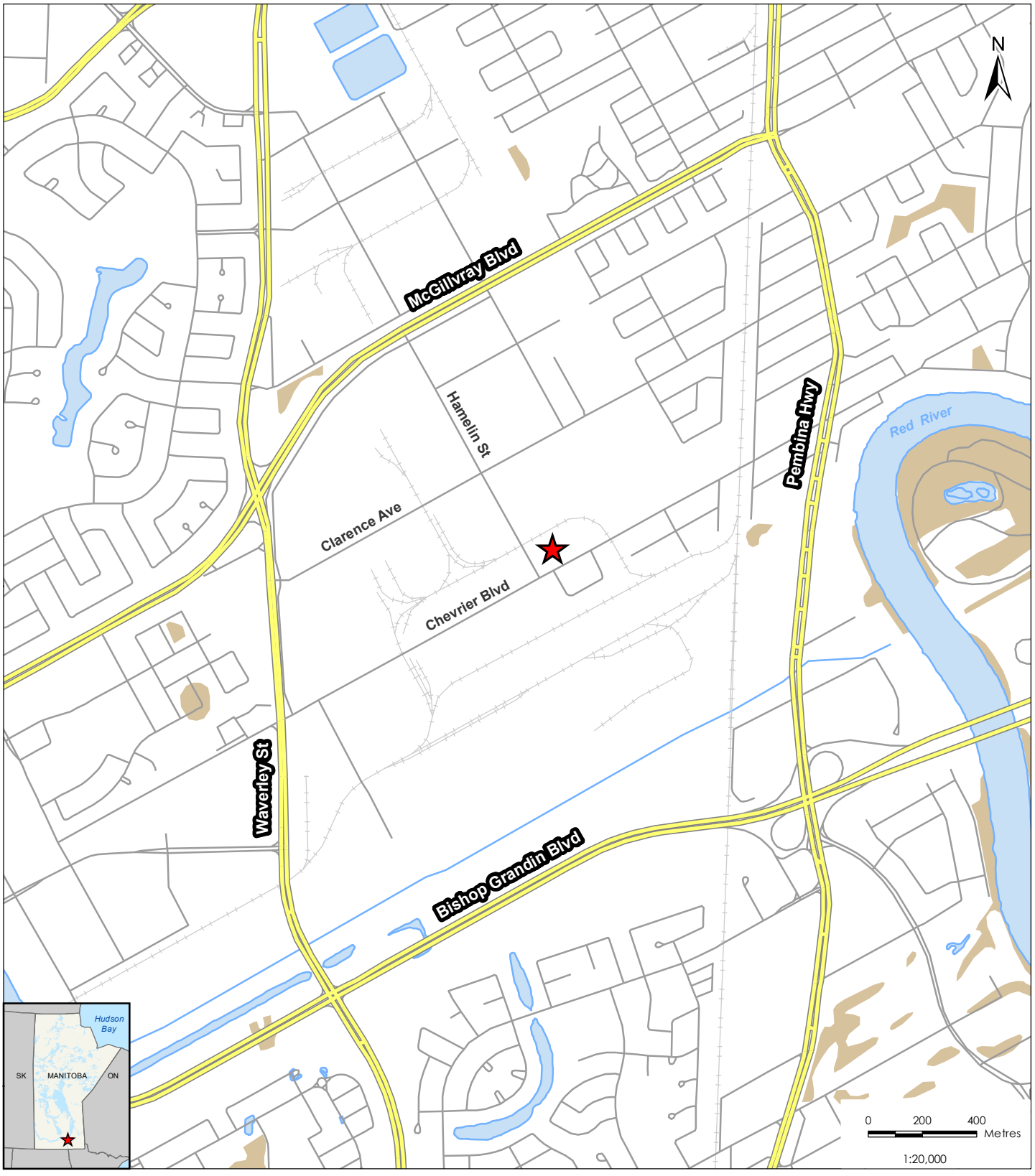
The conclusions are based on the site conditions encountered by Stantec at the time the work was performed at the specific testing and/or sampling locations, and conditions may vary among sampling locations. Factors such as areas of potential concern identified in previous studies, site conditions (e.g., utilities) and cost may have constrained the sampling locations used in this assessment. In addition, analysis has been carried out for only a limited number of chemical parameters, and it should not be inferred that other chemical species are not present. Due to the nature of the investigation and the limited data available, Stantec does not warrant against undiscovered environmental liabilities nor that the sampling results are indicative of the condition of the entire site. As the purpose of this report is to identify site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, Stantec specifically disclaims any responsibility to update the conclusions in this report.

This report was prepared by Joshua Markham B.Sc., Env.St. . and reviewed by Jill Peters Dechman, P.Eng.

Appendix A

Site Plans



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Revised: 2014-10-29 By: acampigotto

October 2014
Project No. 111440284

Stantec

Notes

1. Coordinate System: NAD 1983 UTM Zone 14N
2. Base features courtesy of Manitoba Land Initiative and CANVEC

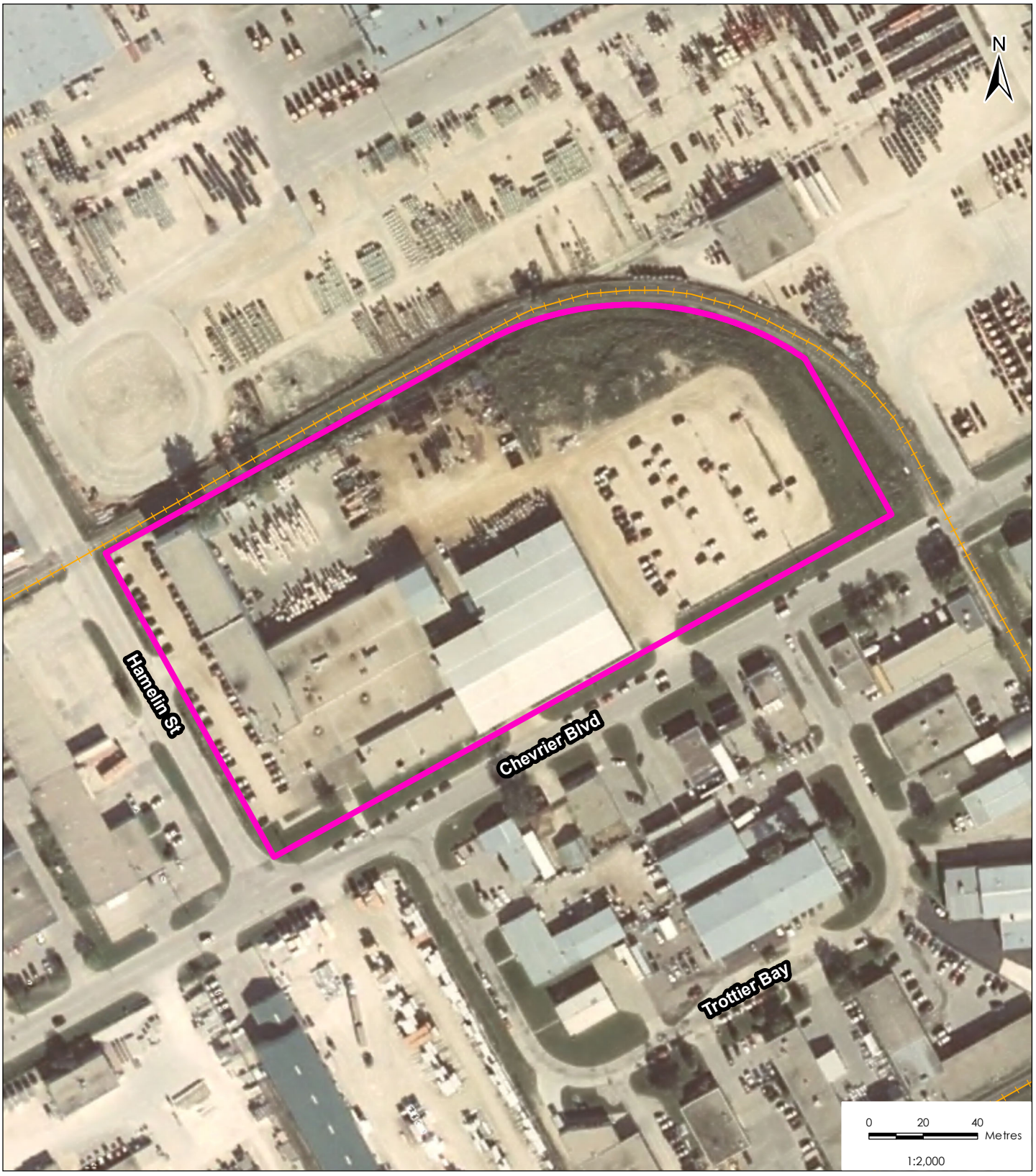
Legend

- Site Location
- Major Road
- Minor Road
- Railway
- Waterbody
- Wooded Area

Client/Project
CANADIAN TOOL & DIE
Phase I ESA
1331 Chevrier Boulevard
Winnipeg, Manitoba

Figure No.
1

Title
Site Location Plan



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Revised: 2014-11-25 By: acampigotto

November 2014
Project No. 111440284

Stantec

Legend

- Site Boundary
- Railway

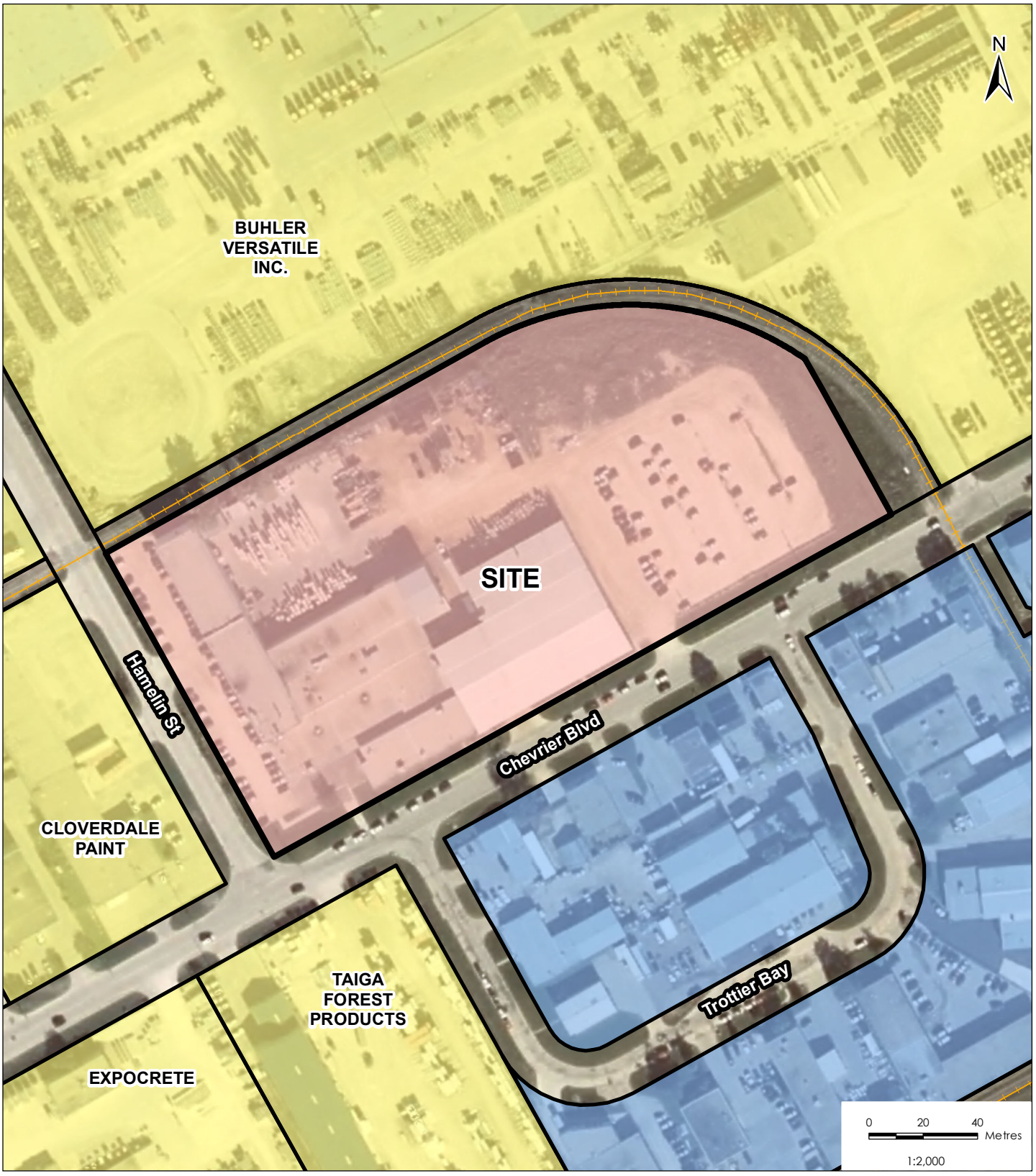
Notes

1. Coordinate System: NAD 1983 UTM Zone 14N
2. Base features courtesy of Manitoba Land Initiative and CANVEC

Client/Project
CANADIAN TOOL & DIE LTD.
Phase I ESA
1331 Chevrier Boulevard
Winnipeg, Manitoba

Figure No.
2

Title
Site Location Map



G:_GIS_Project_Folder\111440284\ArcMaps\Surrounding_Properties_20141121.mxd
Revised: 2014-11-25 By: acampigotto

November 2014
Project No. 111440284

Stantec

Legend

- Site Property
- Industrial
- Commercial
- Railway

Notes

1. Coordinate System: NAD 1983 UTM Zone 14N
2. Base features courtesy of Manitoba Land Initiative and CANVEC

Client/Project
CANADIAN TOOL & DIE LTD.
Phase I ESA
1331 Chevrier Boulevard
Winnipeg, Manitoba

Figure No.
3

Title
Surrounding Properties

Appendix B

Photographs

View of south side of Site building looking east.

View of southwest corner of Site building, looking west.

View of properties to the south of the Site.

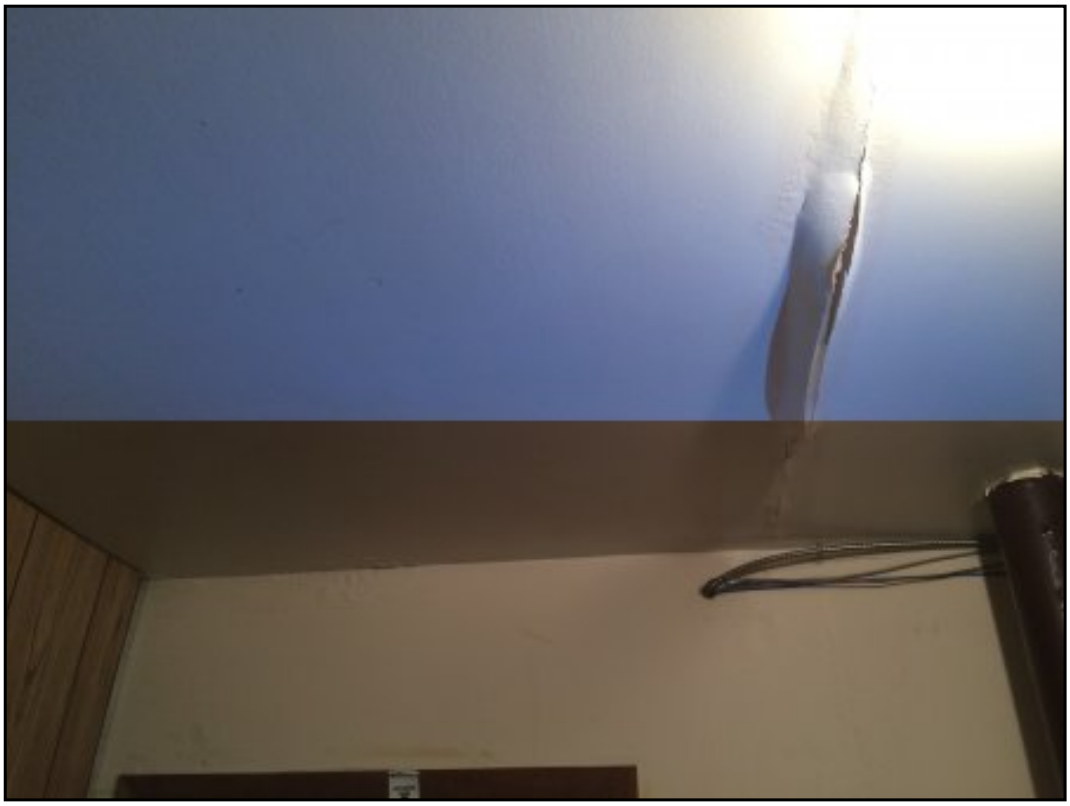
View of west side of Site building.

View of properties to the west of Site.

View of east side of Site building.

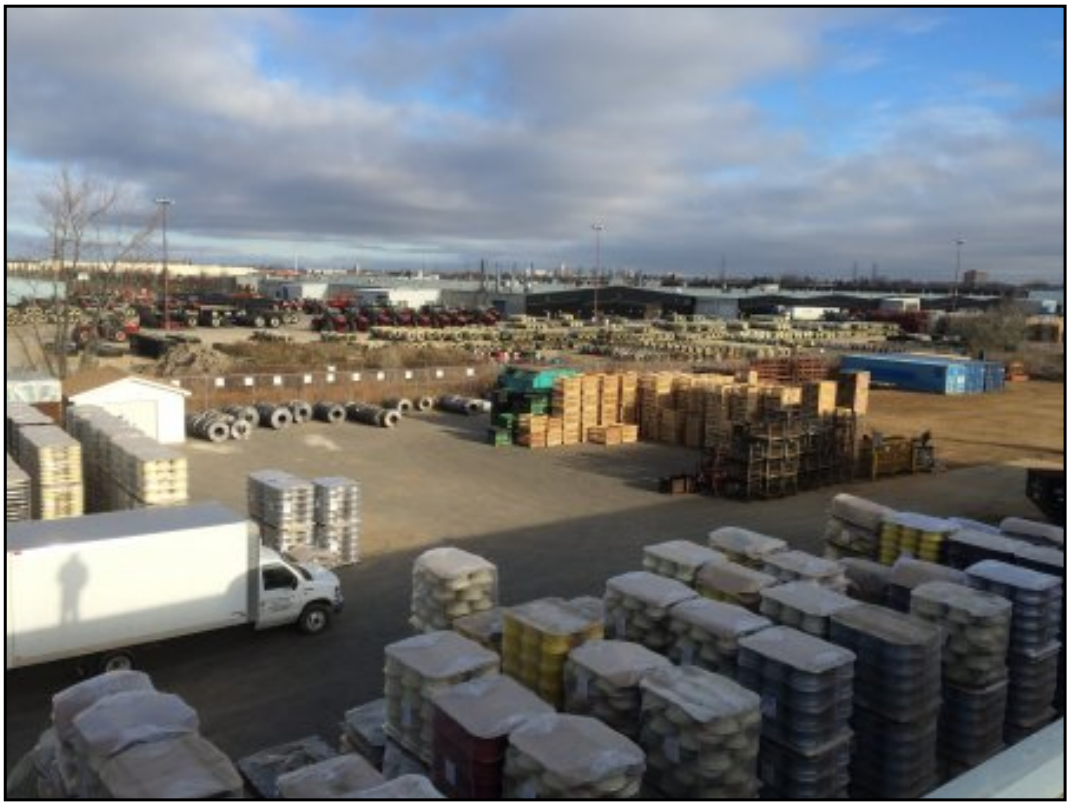
View of eastern portion of Site.

Fill material on northeast portion of Site.



Water damage in office area.

Water damage in office area.

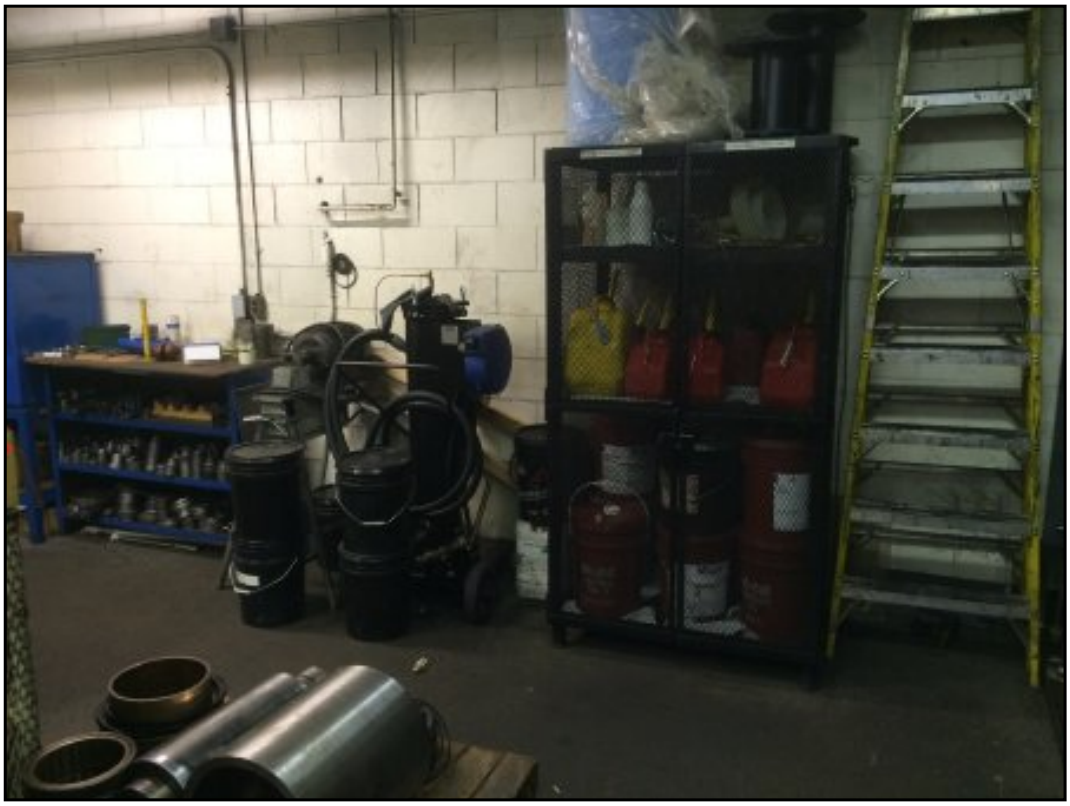


View of Site yards looking north

View of Site building rooftop.

View of properties to the southwest of Site.

Machining centre with hydraulic oil reservoir.



Hydraulic fluid and coolant storage.

Floor drain in wheel fabrication area.

Sump pump near paint booths.

Electrical transformer with yellow sticker indicating low PCB content.

Hazardous materials and waste storage in Site yard.

Diesel fuel storage tank with makeshift secondary containment.

Hazardous waste storage in Site yard.

Appendix C

Assessor Qualifications

Jill Peters Dechman, P.Eng.
Senior Environmental Engineer

Profile

Ms. Peters Dechman is a Senior Environmental Engineer and Project Manager at Stantec Consulting Ltd. Ottawa office. Ms. Peters Dechman has approximately 14 years of environmental engineering consulting experience. She is responsible for the management, completion, and senior technical review of Phase I, Phase II, and Phase III Environmental Site Assessments (ESAs). Ms. Peters Dechman has completed and managed Phase I, II and III ESAs for a variety of types of properties (i.e., residential, commercial, institutional, and industrial properties) for a variety of proponents (i.e., financial institutions, property developers, insurance firms, real estate investments trusts, municipal/provincial/federal government agencies, and others). Ms. Peters Dechman is a licensed Professional Engineer in the Provinces of Ontario and Manitoba and a Qualified Person under the Ontario Ministry of the Environment Site Registry.

EDUCATION

B.Eng. – Carleton University, 2000
Ottawa, ON
Environmental Engineering

COMPENTENCY

Site Visit

Report Writer

Senior Reviewer

Joshua Markham, B.Env.St.
Environmental Scientist

Profile

Joshua Markham recently began working in the area of Phase I Environmental Site Assessments (ESAs). He has an educational background in environmental assessment and has been rapidly building experience in the delivery of Phase I and II ESAs.

EDUCATION

B.Env.St. – University of Winnipeg, 2011

COMPENTENCY

Site Visit

Report Writer

Appendix D

Supporting Documentation

ENVIRONMENTAL RISK INFORMATION SERVICE

DATABASE REPORT

Project Property:	*111440284* *1331 Chevrier Blvd* *Winnipeg MB R3T1Y4*
P.O. Number:	*111440284*
Report Type:	*Standard Select Report*
Order #:	*20141023030*
Requested by:	*Stantec Consulting Ltd.*
Date:	*October 29, 2014*

Ecolog ERIS Ltd.
Environmental Risk Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property:		*111440284* *1331 Chevrier Blvd Winnipeg MB R3T1Y4*
P.O. Number:		*111440284*
Coordinates:		
	Latitude:	*49.827426*
	Longitude:	*-97.164891*
	UTM Northing:	*5,521,058.71*
	UTM Easting:	*631,983.30*
	UTM Zone:	*UTM Zone 14U*
Elevation:		*745 FT* *227.00 M*

Order Information:

Order No.:	*20141023030*
Date Requested:	*30/10/2014*
Requested by:	*Stantec Consulting Ltd.*
Report Type:	*Standard Select Report*

Additional Products:

Insurance Products	*Fire Insurance Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AUWR	Automobile Wrecking & Supplies	N	-	-	-
CA	Certificates of Approval	Y	0	2	2
CHEM	Chemical Register	Y	0	0	0
CONV	Enforcement Actions	Y	0	0	0
CS	Contaminated/Impacted Sites	Y	0	0	0
DRL	Drill Holes	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FST	Fuel Storage Tanks	Y	0	1	1
FUEL	Bulk Fuel Distributors	N	-	-	-
GEN	Waste Generators Summary	Y	2	24	26
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
MAST	Manure Storage Facilities	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
MOGW	Manitoba Oil and Gas Wells	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NDFT	National Defence & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defence & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCB	Inventory of PCB Storage Sites	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PITS	Manitoba Pits and Quarries	N	-	-	-
REC	Waste Receivers Summary	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	3	3
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Manitoba Spills	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
WDS	Waste Disposal Site Inventory	N	-	-	-

Database	Name	Searched	Project Property	Within 0.25 km	Total
WWIS	**Water Well Inventory**	N	-	-	-
	Total:	2		30	32

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
1	GEN	CANADIAN TOOL & DIE	1331 CHEVRIER BLVD Winnipeg MB R3T 1Y4	WSW/8.4	0.00	13
1	GEN	CANADIAN TOOL & DIE LTD.	CHEVRIER BLVD., 1331 WINNIPEG MB	WSW/8.4	0.00	13

Executive Summary: Site Report Summary - Surrounding *Properties*

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
2	GEN	PIONEER GAS BAR	CHEVRIER BLVD., 1346 WINNIPEG MB	ESE/44.6	0.00	13
3	GEN	MID CANADA HYDROSEEDING	CHEVRIER BLVD., 1340 WINNIPEG MB R3T 1Y5	ESE/57.9	0.00	13
4	GEN	D. MARTENS MFG. CO. LTD.	TROTTIER BAY, 104 WINNIPEG MB R3T 3Y5	SE/71.7	0.00	13
4	GEN	D MARTENS MANUFACTURING CO	104 TROTTIER BAY Winnipeg MB R3T 3Y5	SE/71.7	0.00	13
4	GEN	TECSOL MANUFACTURING INDUSTRIES	104 TROTTIER BAY Winnipeg MB R3T 3Y5	SE/71.7	0.00	13
5	GEN	CLOVERDALE PAINT INC	1459 CHEVRIER BLVD Winnipeg MB R3T 1Y7	WSW/130.8	0.94	14
6	GEN	LUCIEN CUSTOM WOODWORK	75 TROTTIER BAY Winnipeg MB R3T 3R3	SSE/165.3	0.00	14
7	CA	MILLER ENVIRONMENTAL CORPORATION - 65 TROTTIER BAY	Winnipeg MB	SE/170.7	0.00	14
7	GEN	MILLER ENVIRONMENTAL CORP	65 TROTTIER BAY Winnipeg MB R3T 3R3	SE/170.7	0.00	14
7	GEN	MILLER ENVIRONMENTAL-TROTTIER BAY, 65	TROTTIER BAY, 65 WINNIPEG MB R3T 3R3	SE/170.7	0.00	14
7	RST	MILLER ENVIRONMENTAL CORPORATION	65 TROTTIER BAY WINNIPEG MB R3T 3R3	SE/170.7	0.00	14
7	RST	MILLER ENVIRONMENTAL CORP	65 TROTTIER BAY WINNIPEG MB R3T 3R3	SE/170.7	0.00	14
7	RST	MILLER ENVIRONMENTAL CORPORATI	65 TROTTIER BAY WINNIPEG MB R3T 3R3	SE/170.7	0.00	15
8	FST	Teleplex Video Services Corp.	1308 Chevrier Blvd. Winnipeg MB R3T 1Y3	ENE/179.5	0.00	15
9	GEN	AIR QUEST	15 TROTTIER BAY Winnipeg MB R3T 3R3	E/181.0	0.00	15
9	GEN	AIR QUEST	TROTTIER BAY, 15 WINNIPEG MB	E/181.0	0.00	15
10	CA	MILLER ENVIRONMENTAL	55 Trottier Bay Winnipeg MB R3T 3R3	SE/181.9	0.00	15
10	GEN	MILLER ENVIRONMENTAL - HHW DEPOT 2	TROTTIER BAY, 55 WINNIPEG MB	SE/181.9	0.00	16
10	GEN	PRIORITY ELECTRONICS	55 TROTTIER BAY Winnipeg MB R3T 3R3	SE/181.9	0.00	16
11	GEN	ASTRO AUTO SALES INC.	TROTTIER BAY, 45-UNIT 3 WINNIPEG MB	ESE/205.8	0.00	16
11	GEN	ASTRO AUTO SALES	3-45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE/205.8	0.00	16
11	GEN	P.O.S. ENTERPRISES LTD.	TROTTIER BAY, 45 UNIT 3 WINNIPEG MB R3T 3R3	ESE/205.8	0.00	16

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
11	GEN	P O S ENTERPRISES	3-45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE/205.8	0.00	16
11	GEN	SCOTTY'S ROLL'IN AUTOMOTIVE	7-45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE/205.8	0.00	16
11	GEN	SEINE RIVER CABINETS	5, 6 and 7 - 45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE/205.8	0.00	16
12	GEN	MARIO'S CONCRETE	1465-A CHEVRIER BLVD Winnipeg MB R3T 1Y7	W/212.2	1.00	17
12	GEN	SPEED FACTOR INC	1465 CHEVRIER BLVD Winnipeg MB R3T 1Y7	W/212.2	1.00	17
12	GEN	HOFER TRANSPORT INC	D-1465 CHEVRIER BLVD Winnipeg MB R3T 1Y7	W/212.2	1.00	17
13	GEN	CHASE/DURUS CANADA INC.	TROTTIER BAY, 35 WINNIPEG MB	ESE/241.8	0.00	17
13	GEN	CHASE-DURUS CANADA	35 TROTTIER BAY Winnipeg MB R3T 3R3	ESE/241.8	0.00	17

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1988-Jun 2013 has found that there are 2 CA site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance m	Map Key
MILLER ENVIRONMENTAL CORPORATION - 65 TROTTIER BAY	Winnipeg MB	SE	170.66	7
MILLER ENVIRONMENTAL	55 Trottier Bay Winnipeg MB R3T 3R3	SE	181.89	10

Lower Elevation	Address	Direction	Distance m	Map Key

FST - Fuel Storage Tanks

A search of the FST database, dated 1905-Feb 2003* has found that there are 1 FST site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance m	Map Key
Teleplex Video Services Corp.	1308 Chevrier Blvd. Winnipeg MB R3T 1Y3	ENE	179.46	8

Lower Elevation	Address	Direction	Distance m	Map Key

GEN - Waste Generators Summary

A search of the GEN database, dated 1985-Sep 2012 has found that there are 26 GEN site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance m	Map Key
CANADIAN TOOL & DIE	1331 CHEVRIER BLVD Winnipeg MB R3T 1Y4	WSW	8.36	1
CANADIAN TOOL & DIE LTD.	CHEVRIER BLVD., 1331 WINNIPEG MB	WSW	8.36	1
PIONEER GAS BAR	CHEVRIER BLVD., 1346 WINNIPEG MB	ESE	44.59	2
MID CANADA HYDROSEEDING	CHEVRIER BLVD., 1340 WINNIPEG MB R3T 1Y5	ESE	57.88	3
D. MARTENS MFG. CO. LTD.	TROTTIER BAY, 104 WINNIPEG MB R3T 3Y5	SE	71.67	4

Equal/Higher Elevation	Address	Direction	Distance m	Map Key
D MARTENS MANUFACTURING CO	104 TROTTIER BAY Winnipeg MB R3T 3Y5	SE	71.67	4
TECSOL MANUFACTURING INDUSTRIES	104 TROTTIER BAY Winnipeg MB R3T 3Y5	SE	71.67	4
CLOVERDALE PAINT INC	1459 CHEVRIER BLVD Winnipeg MB R3T 1Y7	WSW	130.77	5
LUCIEN CUSTOM WOODWORK	75 TROTTIER BAY Winnipeg MB R3T 3R3	SSE	165.30	6
MILLER ENVIRONMENTAL CORP	65 TROTTIER BAY Winnipeg MB R3T 3R3	SE	170.66	7
MILLER ENVIRONMENTAL-TROTTIER BAY, 65	TROTTIER BAY, 65 WINNIPEG MB R3T 3R3	SE	170.66	7
AIR QUEST	15 TROTTIER BAY Winnipeg MB R3T 3R3	E	181.01	9
AIR QUEST	TROTTIER BAY, 15 WINNIPEG MB	E	181.01	9
MILLER ENVIRONMENTAL - HHW DEPOT 2	TROTTIER BAY, 55 WINNIPEG MB	SE	181.89	10
PRIORITY ELECTRONICS	55 TROTTIER BAY Winnipeg MB R3T 3R3	SE	181.89	10
P O S ENTERPRISES	3-45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE	205.78	11
P.O.S. ENTERPRISES LTD.	TROTTIER BAY, 45 UNIT 3 WINNIPEG MB R3T 3R3	ESE	205.78	11
ASTRO AUTO SALES INC.	TROTTIER BAY, 45-UNIT 3 WINNIPEG MB	ESE	205.78	11
ASTRO AUTO SALES	3-45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE	205.78	11
SCOTTY'S ROLL'IN AUTOMOTIVE	7-45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE	205.78	11
SEINE RIVER CABINETS	5, 6 and 7 - 45 TROTTIER BAY Winnipeg MB R3T 3R3	ESE	205.78	11
MARIO'S CONCRETE	1465-A CHEVRIER BLVD Winnipeg MB R3T 1Y7	W	212.16	12
SPEED FACTOR INC	1465 CHEVRIER BLVD Winnipeg MB R3T 1Y7	W	212.16	12
HOFER TRANSPORT INC	D-1465 CHEVRIER BLVD Winnipeg MB R3T 1Y7	W	212.16	12
CHASE-DURUS CANADA	35 TROTTIER BAY Winnipeg MB R3T 3R3	ESE	241.84	13
CHASE/DURUS CANADA INC.	TROTTIER BAY, 35 WINNIPEG MB	ESE	241.84	13

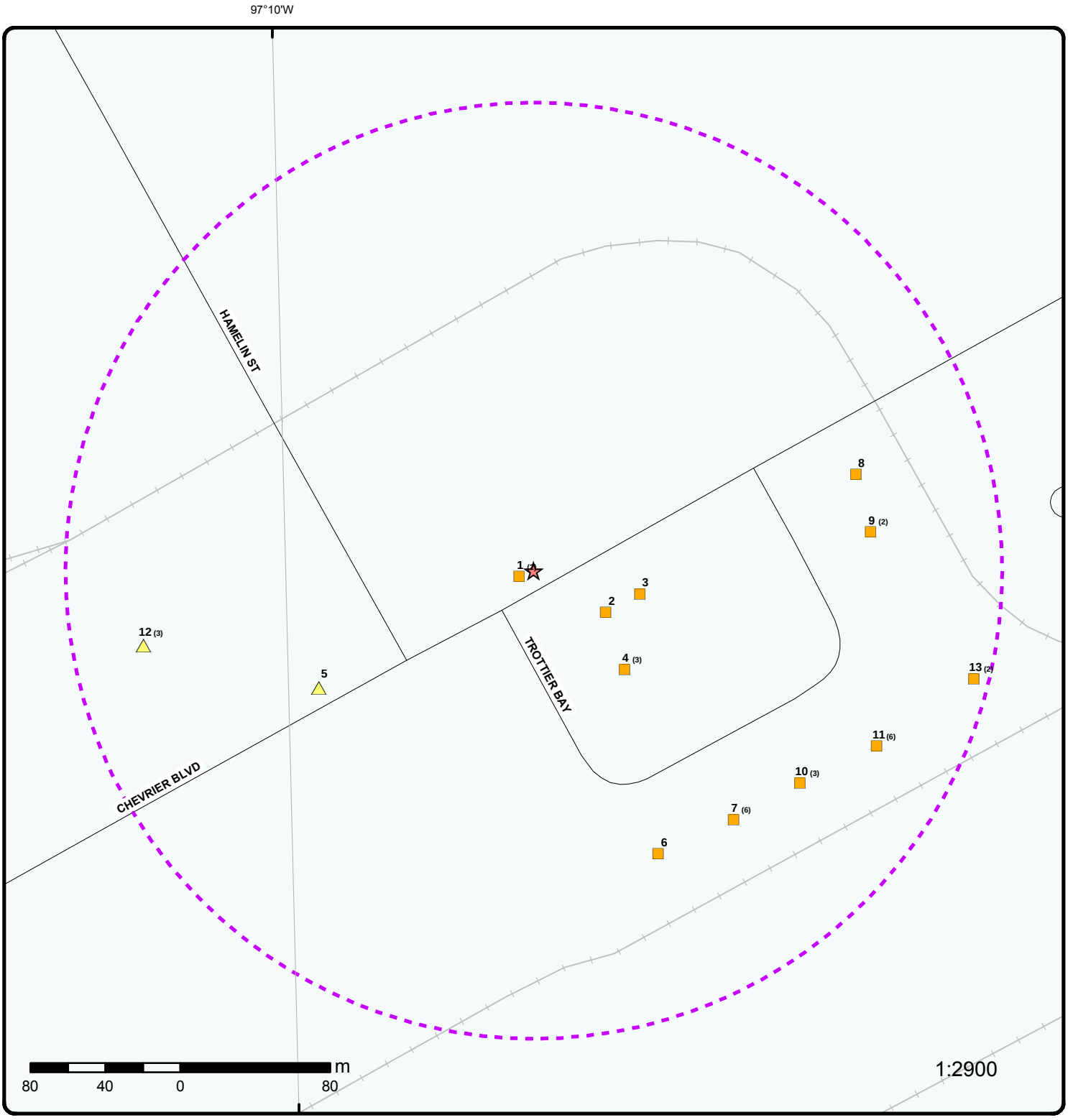
Lower Elevation	Address	Direction	Distance m	Map Key

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jul 2014 has found that there are 3 RST site(s) within approximately 0.25 kilometers of the project property.

Equal/Higher Elevation	Address	Direction	Distance m	Map Key
MILLER ENVIRONMENTAL CORPORATION	65 TROTTIER BAY WINNIPEG MB R3T 3R3	SE	170.66	7
MILLER ENVIRONMENTAL CORP	65 TROTTIER BAY WINNIPEG MB R3T 3R3	SE	170.66	7
MILLER ENVIRONMENTAL CORPORATI	65 TROTTIER BAY WINNIPEG MB R3T 3R3	SE	170.66	7

Lower Elevation	Address	Direction	Distance m	Map Key



Map

Order No: 20141023030

Address: 1331 Chevrier Blvd, Winnipeg, MB, R3T1Y4

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Expressway
- Principal Highway
- Secondary Highway
- Major Road
- Local road
- Trail
- Proposed Road
- Ferry Route/Ice Road
- Industrial and Resource - Regions
- Main Line
- Sidetrack
- Transit Line
- Abandoned Line
- Pipelines and Transmission
- National Park
- Provincial or Territorial Park
- Other Park
- Golf Course or Driving Range
- Park or Sports Field
- Other Recreation Area

Aerial

Order No: 20141023030

Address: 1331 Chevrier Blvd, Winnipeg, MB, R3T1Y4

Source: ESRI World Imagery, Updated October 2014

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 2	WSW/8.4	227.0	CANADIAN TOOL & DIE 1331 CHEVRIER BLVD Winnipeg MB R3T 1Y4	GEN
Registration #:		MBG01264			
1	2 of 2	WSW/8.4	227.0	CANADIAN TOOL & DIE LTD. CHEVRIER BLVD., 1331 WINNIPEG MB	GEN
Registration #:		MBG001264			
2	1 of 1	ESE/44.6	227.0	PIONEER GAS BAR CHEVRIER BLVD., 1346 WINNIPEG MB	GEN
Registration #:		MBG001955			
3	1 of 1	ESE/57.9	227.0	MID CANADA HYDROSEEDING CHEVRIER BLVD., 1340 WINNIPEG MB R3T 1Y5	GEN
Registration #:		MBG005801			
4	1 of 3	SE/71.7	227.0	D. MARTENS MFG. CO. LTD. TROTTIER BAY, 104 WINNIPEG MB R3T 3Y5	GEN
Registration #:		MBG006102			
4	2 of 3	SE/71.7	227.0	D MARTENS MANUFACTURING CO 104 TROTTIER BAY Winnipeg MB R3T 3Y5	GEN
Registration #:		MBG06102			
4	3 of 3	SE/71.7	227.0	TECSOL MANUFACTURING INDUSTRIES 104 TROTTIER BAY Winnipeg MB R3T 3Y5	GEN
Registration #:		MBG07175			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
5	1 of 1	WSW/130.8	227.9	CLOVERDALE PAINT INC 1459 CHEVRIER BLVD Winnipeg MB R3T 1Y7	GEN
Registration #:		MBG12905			
6	1 of 1	SSE/165.3	227.0	LUCIEN CUSTOM WOODWORK 75 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG11317			
7	1 of 6	SE/170.7	227.0	MILLER ENVIRONMENTAL CORPORATION - 65 TROTTIER BAY Winnipeg MB	CA
Date Received:		99.07.07			
Date Issued:		99.08.30			
Licence #:		94 HW			
Class:		1000-5000 ppl			
Act:					
Proposal Name:					
Operation Type:		Waste Transfer Stations			
Overview:					
7	2 of 6	SE/170.7	227.0	MILLER ENVIRONMENTAL CORP 65 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG05673			
7	3 of 6	SE/170.7	227.0	MILLER ENVIRONMENTAL-TROTTIER BAY, 65 TROTTIER BAY, 65 WINNIPEG MB R3T 3R3	GEN
Registration #:		MBG005673			
7	4 of 6	SE/170.7	227.0	MILLER ENVIRONMENTAL CORPORATION 65 TROTTIER BAY WINNIPEG MB R3T 3R3	RST
Facility:		Oils-Waste			
Description:					
7	5 of 6	SE/170.7	227.0	MILLER ENVIRONMENTAL CORP 65 TROTTIER BAY WINNIPEG MB R3T 3R3	RST

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Facility:		Oils-Waste			
Description:					

7	6 of 6	SE/170.7	227.0	MILLER ENVIRONMENTAL CORPORATI 65 TROTTIER BAY WINNIPEG MB R3T 3R3	RST

Facility:	Oils-Waste
Description:	

8	1 of 1	ENE/179.5	227.0	Teleplex Video Services Corp. 1308 Chevrier Blvd. Winnipeg MB R3T 1Y3	FST

Site ID:	10275	**Site Status:**	Dismantled
Outlet Type:	Fleet	**Inventory:**	NA
Owner Category:	Independent	**Owner:**	Val Veideman
Operator:		**Mailing Address:**	1308 Chevrier Blvd.
Mailing City:	Winnipeg, MB		

9	1 of 2	E/181.0	227.0	AIR QUEST 15 TROTTIER BAY Winnipeg MB R3T 3R3	GEN

Registration #:	MBG02471

9	2 of 2	E/181.0	227.0	AIR QUEST TROTTIER BAY, 15 WINNIPEG MB	GEN

Registration #:	MBG002471

10	1 of 3	SE/181.9	227.0	MILLER ENVIRONMENTAL 55 Trottier Bay Winnipeg MB R3T 3R3	CA

Date Received:	April 8, 1996
Date Issued:	95.10.05
Licence #:	41 HW RR
Class:	N/A
Act:	Dangerous Goods Handling and Transportation Act
Proposal Name:	Interim Bulk Storage Facility
Operation Type:	
Overview:	The proposal dated April 8, 1996 was received by the Department on April 11, 1996, The proposal relates to the parking of trucks on a bermed, cement pad which is fenced. The trucks are to be parked at the facility until they contain a full load of hazardous waste contained in 45 gallon drums, at which time they are driven to the Miller facility at St Jean Baptiste in the Rural Municipaliy of Montcalm. for treatment / disposal of the hazardous wastes.

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
10	2 of 3	SE/181.9	227.0	MILLER ENVIRONMENTAL - HHW DEPOT 2 TROTTIER BAY, 55 WINNIPEG MB	GEN
Registration #:		MBG003044			
10	3 of 3	SE/181.9	227.0	PRIORITY ELECTRONICS 55 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG11678			
11	1 of 6	ESE/205.8	227.0	ASTRO AUTO SALES INC. TROTTIER BAY, 45-UNIT 3 WINNIPEG MB	GEN
Registration #:		MBG003673			
11	2 of 6	ESE/205.8	227.0	ASTRO AUTO SALES 3-45 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG03673			
11	3 of 6	ESE/205.8	227.0	P.O.S. ENTERPRISES LTD. TROTTIER BAY, 45 UNIT 3 WINNIPEG MB R3T 3R3	GEN
Registration #:		MBG006323			
11	4 of 6	ESE/205.8	227.0	P O S ENTERPRISES 3-45 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG06323			
11	5 of 6	ESE/205.8	227.0	SCOTTY'S ROLL'IN AUTOMOTIVE 7-45 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG10861			
11	6 of 6	ESE/205.8	227.0	SEINE RIVER CABINETS 5, 6 and 7 - 45 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG12382			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
12	1 of 3	W/212.2	228.0	MARIO'S CONCRETE 1465-A CHEVRIER BLVD Winnipeg MB R3T 1Y7	GEN
Registration #:		MBG10969			
12	2 of 3	W/212.2	228.0	SPEED FACTOR INC 1465 CHEVRIER BLVD Winnipeg MB R3T 1Y7	GEN
Registration #:		MBG12967			
12	3 of 3	W/212.2	228.0	HOFER TRANSPORT INC D-1465 CHEVRIER BLVD Winnipeg MB R3T 1Y7	GEN
Registration #:		MBG12728			
13	1 of 2	ESE/241.8	227.0	CHASE/DURUS CANADA INC. TROTTIER BAY, 35 WINNIPEG MB	GEN
Registration #:		MBG004061			
13	2 of 2	ESE/241.8	227.0	CHASE-DURUS CANADA 35 TROTTIER BAY Winnipeg MB R3T 3R3	GEN
Registration #:		MBG04061			

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
CA	MILLER ENVIRONMENTAL CORPORATION - 65 TROTTIER BAY		Winnipeg MB	
CA	MILLER ENVIRONMENTAL CORPORATION - EXPANSION		Winnipeg MB	
CA	CANADIAN TOOL & DIE LTD.		Winnipeg MB	
CA	MILLER ENVIRONMENTAL CORPORATION - EXPANSION		Winnipeg MB	
CONV	Miller Environmental Corporation		Winnipeg MB	
CONV	Miller Environmental Corporation		Winnipeg MB	
CONV	Miller Environmental Corporation		Winnipeg MB	
GEN	MILLER ENVIRONMENTAL - TRACK WS23	CN RAIL TRACK #WS23	WINNIPEG MB	

Unplottable Report

Site: ***MILLER ENVIRONMENTAL CORPORATION - 65 TROTTIER BAY***
Winnipeg MB

Database: ***CA***

Date Received:	1999.07.07
Date Issued:	1999.08.30
Licence #:	94 HW
Class:	
Act:	
Proposal Name:	
Operation Type:	Waste Transfer Stations
Overview:	

Site: ***MILLER ENVIRONMENTAL CORPORATION - EXPANSION***
Winnipeg MB

Database: ***CA***

Date Received:	1996.04.11
Date Issued:	1996.10.08
Licence #:	41 HW RR
Class:	
Act:	
Proposal Name:	
Operation Type:	Waste Transfer Stations
Overview:	

Site: ***CANADIAN TOOL & DIE LTD.***
Winnipeg MB

Database: ***CA***

Date Received:	2004.09.01
Date Issued:	2004.11.09
Licence #:	192 HW
Class:	1000-5000 ppl
Act:	
Proposal Name:	
Operation Type:	Paint Sludge
Overview:	

Site: ***MILLER ENVIRONMENTAL CORPORATION - EXPANSION***
Winnipeg MB

Database: ***CA***

Date Received:	96.04.11
Date Issued:	96.10.08
Licence #:	41 HW RR
Class:	1000-5000 ppl
Act:	
Proposal Name:	
Operation Type:	Waste Transfer Stations
Overview:	

Site: ***Miller Environmental Corporation***
Winnipeg MB

Database: ***CONV***

Action:	Information
Date:	99.10.27
Disposition:	Pending
Legislation:	DGH&TA S.3
Offence:	Cause dangerous goods to be handled not in compliance with the Act.

Site: ***Miller Environmental Corporation***
Winnipeg MB

Database: ***CONV***

Action:	Information
Date:	99.10.27
Disposition:	Pending
Legislation:	DGH&TA S.31
Offence:	Fail to comply with condition of licence.

Site: ***Miller Environmental Corporation***
Winnipeg MB

Database: ***CONV***

Action:	Information
Date:	99.10.27
Disposition:	Pending
Legislation:	DGH&TA S.8(4)
Offence:	Operate hazardous waste disposal facility without licence.

Site: ***MILLER ENVIRONMENTAL -TRACK WS23***
CN RAIL TRACK #WS23 WINNIPEG MB

Database: ***GEN***

Registration #:	MBG003192

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ***Note:*** *Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Automobile Wrecking & Supplies: Private AUWR

This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 2001-Jul 2014

Certificates of Approval: Provincial CA

This database contains all approvals issued since July 1988 within the following categories: Approvals for Air or Effluent and Orders, Permits and/or Regulated Sites designations for Air, Effluent, Refuse or Storage. The information available within this database pertains to client information, general location, class type, operation type, license # and the issue date of the CA. Please note that no specific site address information is available.

Government Publication Date: 1988-Jun 2013

Chemical Register: Private CHEM

The Manitoba Industry, Trade and Tourism department maintains a chemical register of all known 'active' manufacturers of chemicals, fertilizers and pesticides within the province. Inactive chemical manufacturers are not required to remain in the database. Information available within this register pertains to company name, location and the 'product line'. Information from a private source regarding the locations of chemical manufacturers and distributors is also included in this database.

Government Publication Date: 1997-Jul 2014

Enforcement Actions: Provincial CONV

This database summarizes enforcement activities (Convictions, Warnings, Director's Order's, EO Order's, MOH Order's, Offence Notice's, and Permit Suspensions) where companies/individual have been found guilty of environmental offenses under Manitoba's Environmental Protection Legislation. Please note that enforcement actions resulting from activities regulated under the Livestock Manure & Mortalities Mgmt Regulation MR 42/98 are also included.

Government Publication Date: Apr 1994-Mar 2008

Contaminated/Impacted Sites: Provincial CS

Manitoba's Contaminated Sites Remediation Act (CSRA) defines a site as contaminated if, "having regard to any current, permitted or foreseeable use of a site, that the site is contaminated at a level which poses or may pose a threat to human health or safety or to the environment". Manitoba's Conservation department collects information on sites that have been investigated by the ministry due to environmental concerns.

Government Publication Date: 1980-Aug 2013

Drill Holes: Provincial DRL

The "Open File Drill Holes" database contains information on more than 10,000 drill holes in the province of Manitoba. The database provides information in regard to drill hole location (place, latitude and longitude), depth and overburden of hole, exploration company and assessment report year.

Government Publication Date: 1900-Jun 2011

Environmental Effects Monitoring: Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches: Private EHS

EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System: Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Federal Convictions: Federal FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land: Federal FCS

The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: June 2000-Sep 2014

Fuel Storage Tanks: Provincial FST

The Petroleum Storage Tank database, which is maintained by Manitoba's Petroleum Storage Program, contains information in regard to company name, location, status, outlet type (retail, used oil, bulk/used'), number of tanks, tank capacity and tank status. This database will not be updated as this information is no longer collected in this format. For current information regarding bulk fuel distributors, please see the FUEL database.

Government Publication Date: 1905-Feb 2003*

Bulk Fuel Distributors: Provincial FUEL

The Manitoba Petroleum Storage Program maintains an inventory of Bulk Fuel Distributors. This inventory contains valid operating permit numbers within the Province of Manitoba. Fields such as name, location, expiry date, type of facility and permit # are included.

Government Publication Date: 2006-Jul 2013

Waste Generators Summary: Provincial GEN

Within Manitoba, a waste generator is defined as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled or stored at the site. This database contains the licensing/registration number (MB1 #), company name and address of registered generators. At present, access to the type of hazardous waste generated and the form of treatment used in the handling of the waste is only available by directly calling Manitoba's Hazardous Waste Program.

Government Publication Date: 1985-Sep 2012

Indian & Northern Affairs Fuel Tanks: Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Manure Storage Facilities: Provincial MAST

Under the Livestock Manure and Mortalities Management Regulation (MR 42/98), permits are issued for the construction, modification or expansion of manure storage facilities. Once issued, the Environmental Livestock Program is responsible for the enforcement of regulations on the management of manure and mortalities. Please note that the MAST database only provides information on permit number, operation name, RM and permit issue date. All other information must be obtained from MB Conservation.

Government Publication Date: Jul 1994-May 2012

Canadian Mine Locations: Private MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009

Mineral Occurrences: Provincial MNR

For over 25 years, Manitoba has been compiling Mineral Inventory Cards on mineral deposits in the province. This database was obtained from Manitoba Industry, Trade and Mines, and contains information on over 650 mineral occurrences in the province. Data is provided on the Mineral Inventory File No., Mineral Deposit Name, Product, Associated Minerals or Products of Value, NTS area, Name of Property Owner or Operator and Address, location, and geographical coordinates.

Government Publication Date: 1961-Jul 2013

Manitoba Oil and Gas Wells: Provincial MOGW

The Manitoba Oil and Gas Wells database was collected through the assistance of The Land Systems Company. Information is provided regarding licence number and location for over 4,800 wells. Please note that this database will not be updated, information on wells drilled after May 2002 can be found in the Oil and Gas Wells (OGW) database under the `Private Source Database' section.

Government Publication Date: 1951-May 2002*

National Analysis of Trends in Emergencies System (NATES): Federal NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

National Defence & Canadian Forces Fuel Tanks: Federal NDFT

The Department of National Defence and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defence & Canadian Forces Spills: Federal NDSP

The Department of National Defence and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites: Federal NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Environmental Emergencies System (NEES): Federal NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for all previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory: Federal NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory: Federal NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-2012

Oil and Gas Wells: Private OGW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Sep 2014

Canadian Pulp and Paper: Private PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009

Inventory of PCB Storage Sites: Provincial PCB

Manitoba's Hazardous Waste Program maintains a listing of all "active" PCB storage facilities. Inactive PCB storage equipment and/or disposal sites are not required to remain as part of the PCB inventory database for the province. Please note that some of the sites have no wastes in storage at present, but are retained should they be required for future acceptance of PCB equipment as it comes out of service. The records within this database only provide information on facility name and location. Information pertaining to the inventory of stored wastes and waste quantities at a designated site is only available by directly contacting the Hazardous Waste Program. Please note that this database will not be updated, information after 1999 can be found in the National PCB Inventory (NPCB) database.

Government Publication Date: 1998-1999*

Parks Canada Fuel Storage Tanks: Federal PCFT

Canadian Heritage maintains an inventory of all known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Manitoba Pits and Quarries: Provincial PITS

The Manitoba Pits and Quarries database is comprised of 3 different types of permits. 1.Quarry Lease and Exploration Permits, which have a ten year term with exclusive rights for crown minerals. Quarry Exploration permits have a three year term with exclusive rights. 2. Private Pits and Quarry Permits require annual registration of private aggregate operations in the province and 3. Casual Permits which are for annual permits of Crown materials.

Government Publication Date: 1994-July 2012

Waste Receivers Summary: Provincial REC

Disposal of regulated waste is maintained through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by company name and address.

Government Publication Date: 1998-Jul 2012

Retail Fuel Storage Tanks: Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory: Private SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011

Manitoba Spills: Provincial SPL

The Manitoba Conservation Environmental Management System (EMS) records spills from across the province. Information from this database includes incident type, substance type, reason, location of spill, contaminate info and responsible party.

Government Publication Date: Apr 2009-2012

Transport Canada Fuel Storage Tanks: Federal TCFT

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Mar 2007

Waste Disposal Site Inventory: Provincial WDS

Manitoba Conservation retains a separate inventory of all known active and inactive regulated waste disposal grounds and waste transfer facilities for each of the five regions in the province. Registered companies may hold a permit or certificate for release of the following waste types: Effluent, Refuse, Air and Special Waste Storage.

Government Publication Date: 1998*

Water Well Inventory: Provincial WWIS

The GWDrill database compiled by the Manitoba Water Stewardship and Groundwater Management Section provides information on water wells across the province. Information such as location, owner, driller, well name, well use, water use and date completed are reported on. Most wells within the inventory are georeferenced by DLS coordinates.

Government Publication Date: 1880-Jul 2012

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

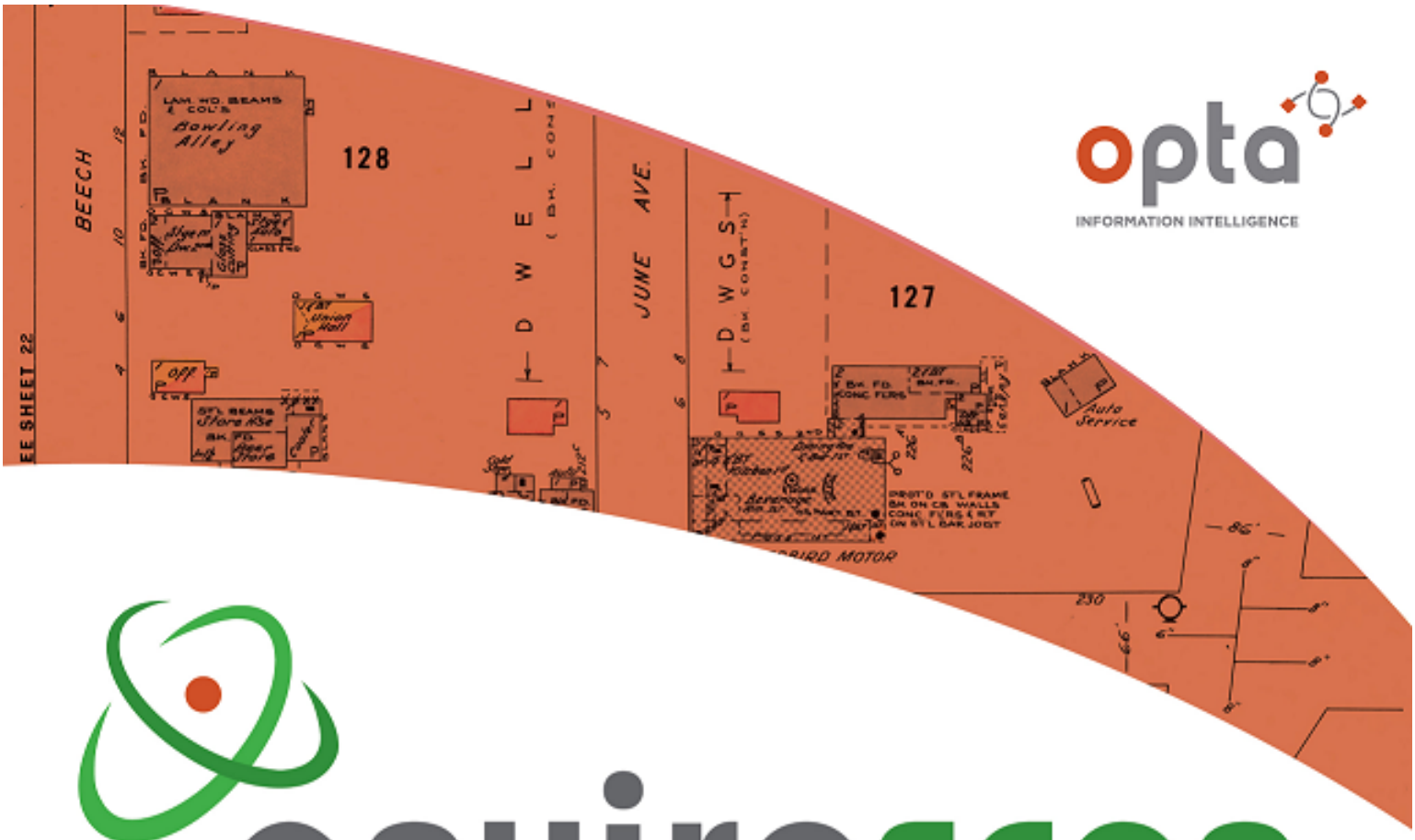
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.



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enviroscan

An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Sutharmina Balachandran

Site Address:

1331 Chevrier Blvd Winnipeg MB Canada

Project No:

20141023030

Opta Order ID:

17882

Requested by:

Elle Goolab

ERIS

Date Completed:

11/3/2014 8:39:03 AM

Project Name: 111440284

Project #: 20141023030

ENVIROSCAN Report

Search Area: 1331 Chevrier Blvd Winnipeg MB Canada

Requested by:
Elle Goolab
Date Completed: November 3, 2014 03:39:3

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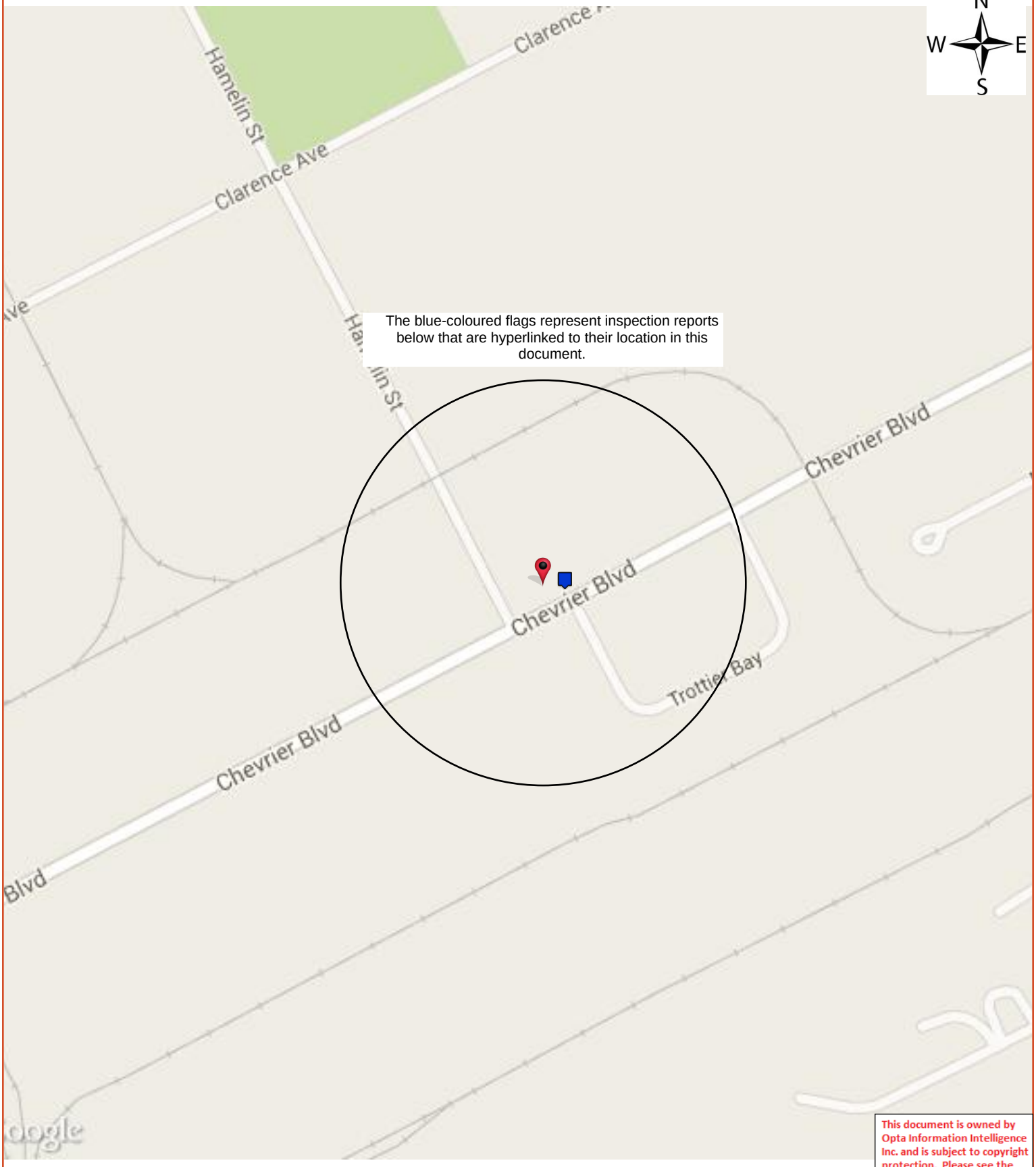
OPTA INFORMATION INTELLIGENCE



The blue-coloured flags represent inspection reports below that are hyperlinked to their location in this document.

Opta Historical Environmental Services Enviroscan™ Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

ENVIROSCAN Report

Report Index

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

OPTA INFORMATION INTELLIGENCE

Page	Report Title

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ENVIROSCAN Report

COPE Report - 1992 CANADIAN TOOL AND DIE LTD
1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 40009225

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

enviroscan
OPTA INFORMATION INTELLIGENCE

AIS Ref No.: 40009225

1992

INSURERS' ADVISORY ORGANIZATION 2009-May-09
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COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: CANADIAN TOOL & DIE LTD.
1331-1333 CHEVRIER BLVD.
WINNIPEG, MANITOBA
?

Reference No. 40009225 / Building No. 01

(Surveyed By L. DIGNAZIO on 01-MAY 92)

Please note that the information contained in this report was gathered during a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer to the Rate Card in the list of products available for this risk. Please call the IAO Help Desk or your local IAO Representative for help in obtaining a rate for this risk, or do it yourself by going to www.iao.ca and using the New X-rate to generate a new rate yourself.

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

------ CODING ------

Industry Code:	369	- MANUFACTURING: Heavy Products N.O.C.
Construction Code:	2	- Non-Combustible / Masonry Walls
Risk Classification:	NS	- Non-Sprinklered
Protection Code:	1	- Non-Sprinklered, Fully Prot, Gr 1-2
Combustibility	L2	

------ CONSTRUCTION ------

WALLS - MASONRY:
87% B/HCB & HCB 0mm Thick C-1 Type: W-1

NON COMBUSTIBLE WALLS:
13% STEEL ON STEEL

MASONRY and FIRE RESISTIVE FLOOR and ROOFS:
47% CONCRETE SLAB GRD Hours: 0.00 Listed? . Type: D-1

NON-COMBUSTIBLE FLOORS and ROOFS:

6% CONC ON ST PAN-2ND	C-3
45% CL II ST DECK ROOF	C-7
2% ST ON ST ROOF	C-4

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ENVIROSCAN Report

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1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
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Date Completed: November 3, 2014 08:39:03

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AIS Ref No.: 40009225

1992

------ SECONDARY CONSTRUCTION ------

HEIGHT:
Number of Storeys: 1
Basements: N

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:
S'WAY GRD - 2ND Comb.: L2 Const.: 2
Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors

AREA:

Building Dimensions (m): 0 X 0 0 X 2 0 X 1

Grade: 5491 m2 Total: 6204 m2 Effective: 5491 m2

L1, L2 Area 100%

ROOF SURFACE:
100 % APPROVED

BUILDING CONDITION:
GOOD Type C-.

Year Built: 1963/6 Air Conditioning: 23% CENTRAL

Basement: NIL

Elevators: NIL

COMMON HAZARDS: 7211a2 - NAT GAS FORCED AIR

------ PROTECTION ------

MUNICIPAL PROTECTION:
Distance from Hydrants: STANDARD Congested Area: NO
Distance to Fire Hall: STANDARD Accessibility: GOOD
FUS Protection Class: 02
Revised Class: 02
IAO Protection Class: 02

INTERNAL PROTECTION:
MANUAL FIRE FIGHTING EQUIPMENT: Portable Fire Extinguishers
Standpipe and Hose

------ EXPOSURE ------

NONE NOTED:

------ OCCUPANCY - CANADIAN TOOL & DIE ------

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ENVIROSCAN Report

COPE Report - 1992 CANADIAN TOOL AND DIE LTD
1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 40009225

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

OPTA INFORMATION INTELLIGENCE

AIS Ref No.: 40009225

1992

Industry Code: 369 - MANUFACTURING: Heavy Products N.O.C.

Occupancy: 6052a - METAL PROD MFG

Location: 1331 Area: 6204 m2 100.0% of Total

Combustibility Code: L2 - Limited Combustibility
Susceptibility Code: S2 - Slight Damage

Special Hazard: 7303c1b - SPRAY PAINTING
7302c5d - 90 GAL FL LQD STGE CL I

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ENVIROSCAN Report

Inspection Report - 1992 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 40009225

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

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OPTA INFORMATION INTELLIGENCE

AIS Ref No.: 40009225

1992

CONFIDENTIAL

LOSS CONTROL ENGINEERING DEPARTMENT

Mid-West

INSURED:	CANADIAN TOOL & DIE LTD.	25 November 2008
	1331-1333 Chevrier Blvd. Winnipeg, Manitoba	File No. MA00804 Reference 000922
MAILING ADDRESS:	1331 Chevrier Blvd Winnipeg, Manitoba R3T 1Y4	
CONTACT:	Mr. Derek H. Wood, Controller	

SURVEY-FIRE AND EXTENDED COVERAGE INSURANCE

The survey of the above property on May 4, 1992 was made on behalf of participating insurance companies. The information gathered on this survey is used by these insurers to aid in deciding whether to underwrite the risk, and if so, at what cost.

The following comments were developed from this survey, and are based on conditions, practices observed, other pertinent data supplied by management personnel at the risk, and information secured at the time of survey.

Please note that the following recommendations have been made with the intention of pointing out those areas in which remedial action could have the beneficial effect of making your premises safer.

RECOMMENDATIONS IN CAPITAL LETTERS ARE OF PARTICULAR IMPORTANCE, AND THEIR EARLY IMPLEMENTATION IS ENCOURAGED.

Thank you for your co-operation during this visit, and please do not hesitate to get in touch with us if we can be of any further assistance.

Representative: Lawrence Dignazio, CET

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ENVIROSCAN Report

Inspection Report - 1992 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 40009225

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

1992

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

REMARKS:

1. The amount of flammable liquids being stored on the premises has been greatly reduced, therefore recommendations 86-1 and 86-2 have been removed.

2. Ten computerized CNC machines have been added into the production lines since last survey.

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AIS Ref No.: 40009225

1992

INSURERS' ADVISORY ORGANIZATION
Mid-West

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INSPECTION REPORT

File No. 00804
Reference: 000922

Sheet NOP Block NOP

NAME OF RISK: CANADIAN TOOL & DIE LTD.

LOCATION: 1331-1333 Chevrier Blvd.
Winnipeg, Manitoba

SURVEYED BY: Lawrence Dignazio, CET

SURVEY DATE: May 4, 1992

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

GENERAL COMMENTS

OCCUPANCY: Wheel Rim and Hydraulic Cylinder Manufacturing

OPINION OF RISK: Good

CONSTRUCTION

FIRE DIVISIONS: Single

BUILT IN: 1963

Additions: 1964, 1967, 1969, 1978 and 1980

Repair: Good

HEIGHT: 1, 1=1 1/1, 2 & 1=4 storeys 4.6m to 12.2m (15' - 40')

WALLS: Construction: 82% 300mm (12") hollow concrete block, 13% steel on steel, 5% 100mm (4") brick on 200mm (8") hollow concrete block.

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ENVIROSCAN Report

Inspection Report - 1992 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 40009225

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Date Completed: November 3, 2014 08:39:03

1992

Type of Walls: Independent, non-bearing. Steel columns bearing throughout.

FLOORS: 88% reinforced concrete slab grade, 12% concrete on steel pan second. Minor wood joist mezzanine areas.

ROOF: Construction: 95% Class II steel deck (unconfirmed), 5% steel on steel
Roof Surface: Non-combustible, 95% tar and gravel, 5% steel deck

AREA:

Grade:	5491 sq.m (59, 101 sq.ft.)
Total:	6204 sq.m (66, 786 sq.ft.)
Separation Walls:	Hollow concrete block walls with unprotected openings.

VERTICAL OPENINGS: 100% open. Three stairways grade to second.

INTERIOR FINISH - Walls: 80% open hollow concrete block, 19% non-combustible metal and plasterboard, 1% combustible wood.

INTERIOR FINISH - Ceilings: 77% open steel deck, 23% non-combustible acoustic tile and plasterboard.

EXTERIOR FINISH - Walls: 90% open hollow concrete block, 10% non-combustible metal and plasterboard.

NON-COMBUSTABLE CONCEALED SPACES: Minor.

(1) 1398 sq.m (15,051 sq.ft.) unsprinklered ceiling space above offices.

HAZARDS

COMMON HAZARD:

Heating: Safe. Labelled gas fired unit heaters and hot air furnaces in shut off room and suspended from ceiling. Several natural gas fired radiant heaters throughout manufacturing areas.

Fuel Supply: Municipal, underground.

Chimmeys and Flues: Prefabricated metal vents.

Air-Conditioning: 23% Central air conditioned (office area only)

Electrical: Safe. Circuit breakers used. Wiring installed in last 30 years.
Transformers PCB filled: No.

SPECIAL HAZARDS: Safe.

Two natural gas fired low pressure hot water boilers are used for the hydraulic cylinder and wheel rim washing areas.

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Inspection Report - 1992 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 40009225

Wheel rims are dried after washing in an indirect natural gas fired drying oven operating at approximately 100 deg. C. (212 deg. F.).

Spray painting is performed in one of three spray booths, two water wash booths used for wheel rims and standard booth used for hydraulic cylinders. The spray booths are provided with explosion proof electrical fixtures (suitable for Class 1, Group D, Division 1 atmospheres) and interlock systems provided between ventilation system and spray guns. Safe. The booth used to paint the hydraulic cylinders is provided with a manometer (air flow monitor).

Two natural gas fired bake ovens operating at approximately 204 deg. C. (400 deg. F.) are used to dry the painted wheel rims and hydraulic cylinders or one natural gas fired hot water boiler fired drying oven operating at approximately the same temperature. All ovens are provided with adequate safety controls.

All welding operations are confined to the manufacturing and maintenance areas and are arranged safely.

HIGH PILING: Unsafe. Double row rack storage of metal products to approximately 7.6m (15').

HOUSEKEEPING: Safe. Non-combustible absorbent used to clean oil spills and is cleaned up immediately after use.

HAZARDOUS MATERIAL: Safe. Storage of various quantities of cutting and lubricating oils are stored in shop area.

5-205L (45 gallon) containers of enamel paints are stored in open adjacent to the spraying area.

2-205L (45 gallon) containers of Xylene (Class 1 flammable liquid) is stored adjacent to paint line. Drums are grounded and liquid is pumped directly to spray painting equipment for cleaning purposes only. Arrangement is considered safe, no recommendation made.

1-205L (45 gallon) container of enamel paint adjacent to each one of the three spray booths. The paint is pumped directly to the spray gun, when the container is empty it is replaced. All paint is premixed/thinned by the paint supplier and is ready to be sprayed. This arrangement is considered safe and no recommendation has been made.

ACTIVITY: Busy 16 hours a day, 5 days a week.
Number of Production Workers: 120

ELECTRONIC DATA PROCESSING: Various P.C.'s used for office and engineering purposes including several CAD systems.

PROCESS DESCRIPTION: WHEEL RIM MANUFACTURING:
Metal is received in large rolls and cut to the required lengths. The plates are cold rolled and butt welded to form the rims. The rims are formed to the

required shape in a three step process and sized. The center hubs, spiders, of the rims are cut and stamped to the required specifications on one of two presses. The spiders are then welded to the rims. The assembled rims are washed and dried in a natural gas oven (see Special Hazards).

After drying, the rims are spray painted in one of two waterwash spray booths, placed on a conveyor and passed through a natural gas bake oven (see Special Hazards). The finished rims are placed on wood pallets, shrink wrapped and stored until shipped.

HYDRAULIC CYLINDER MANUFACTURING:
Components, such as metal tubing and rods, are cut to the required size. Caps are arc welded onto one end of the tube. The components are assembled and washed. After air drying the cylinders are painted in a standard spray booth and dryed in a natural gas fired bake oven (see Special Hazards). The finished cylinders are wrapped in plastic and stored until shipped.

MAINTENANCE AND ENGINEERING SHOP:
The majority of the maintenance welding is performed in the maintenance shop. The shop is also used to design and manufacture custom made machinery, tools and dies for use in the plant area.

MAINTENANCE WELDING: Safe.

PROTECTION

OTHER PROTECTION:

Extinguishers: Standard, serviced August 1991.

Standpipe and Hose: One standpipe and hose station only in the spray painting area.

OUTSIDE PROTECTION:

Public Hydrants: Standard

Public Fire Department: Paid.
Distance to Fire Hall: 1.3km (.8 miles)

F.U.S. Municipality Classificaiton: 2

Accessibility: Good

EXTENDED COVERAGE

RIOT, VANDALISM, MALICIOUS ACTS

Access Restricted: Yes.

AIS Ref No.: 40009225
...\Page 5

Yards Fenced: Yes.

Yards Lit: Yes.

EARTHQUAKE - Zone: 0

IMPACT HAZARDS:

By Road Vehicles: Yes propane fired forklift trucks in use. Parking lot adjacent to risk.

SMOKE DAMAGE - Susceptibility of stock to smoke damage: Susceptibility of Stock to Smoke Damage: Light

BUSINESS INTERRUPTION

Seasonal: No.

Operational: 16 hours a day, 5 days a week.

Interdependency: No. Minor plating operation contracted out.

Raw Materials: Domestic, minor amount purchased from U.S.A. sources.

Stock On Hand: 6 week.s

Stock Replacement Time: 2-3 months. Stock Mainly from domestic sources. Stock received from foreign sources may take up to 6 months to replace.

Computer Programming: Yes, 10 computerized CNC machines.

Single Train Production: No. Not all products can be run on all production lines.

Vital Machinery Custom Made: Yes. 50% of the machinery built and designed by Insured.

Replacement Time: 3 months.

UNDESIRABLE FEATURES

MANAGEMENT - LOSS PREVENTION PROGRAMMES

Satisfactory for class of risk, premises in good condition and management shows a good attitude towards loss control.

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ENVIROSCAN Report

COPE Report - 1994 CANADIAN TOOL AND DIE LTD
1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 70197535

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

enviroscan
OPTA INFORMATION INTELLIGENCE

AIS Ref No.: 70197535

1994

INSURERS' ADVISORY ORGANIZATION 2009-Jun-14
CONFIDENTIAL - FOR USE OF MEMBERS ONLY 18:55 [Sun]
NOT FOR GENERAL DISTRIBUTION

COPE (Construction, Occupancy, Protection, Exposure) REPORT

Risk: CANADIAN TOOL & DIE LTD
1331 1333 CHEVRIER BL
WINNIPEG MB
R3T 1Y4

Reference No. 70197535 / Building No. 01 single

(Surveyed By Lawrence Dignazio on 94.07.13)

Please note that the information contained in this report was gathered during a physical inspection of the risk by an IAO Loss Control Representative.

If you wish to obtain building or contents rates for this risk, please refer to the Rate Card in the list of products available for this risk. Please call the IAO Help Desk or your local IAO Representative for help in obtaining a rate for this risk, or do it yourself by going to www.iao.ca and using the New X-rate to generate a new rate yourself.

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

------ CODING ------

Industry Code:	369	- MANUFACTURING: Heavy Products N.O.C.
Construction Code:	2	- Non-Combustible / Masonry Walls
Risk Classification:	NS	- Non-Sprinklered
Protection Code:	1	- Non-Sprinklered, Fully Prot, Gr 1-2
Combustibility	L2	

------ CONSTRUCTION ------

WALLS - MASONRY:
87% Other <W-1> : Concrete B 200mm Thick C-2 Type: W-1

NON COMBUSTIBLE WALLS:
13% Steel Frame / Metal Clad

MASONRY and FIRE RESISTIVE FLOOR and ROOFS:
44% Reinforced Concrete - Pl Hours: 3.00 Listed? N Type: D-1

NON-COMBUSTIBLE FLOORS and ROOFS:
6% Non-Comb on Unprotected C-4
2% Non-Comb on Unprotected C-4

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OPTA INFORMATION INTELLIGENCE

AIS Ref No.: 70197535

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------ SECONDARY CONSTRUCTION ------

HEIGHT:
Number of Storeys: 04
Basements: 0

Combustible Storeys Without Grade Access: 0

VERTICAL OPENINGS:
Stairs Grade to 2nd Comb.: 02 Const.: 2
Type: Open (V-4) 0 Hrs-Walls/ 0 Hrs-Doors

AREA:

Building Dimensions (m): 0 X 0 0 X 0 0 X 0

Grade: 5491 m2 Total: 6204 m2 Effective: 5491 m2

L1, L2 Area 100%

ROOF SURFACE:
100 % Approved

BUILDING CONDITION:
Good Type C--

Year Built: 1963 Air Conditioning: Central (023%)

COMMON HAZARDS: 7211C1 - Unit Heater Gas

------ PROTECTION ------

MUNICIPAL PROTECTION:
Distance from Hydrants: Standard Congested Area: No
Distance to Fire Hall: < 2.5 km Accessibility: Good
FUS Protection Class: 02
Revised Class: 02
IAO Protection Class: 02

INTERNAL PROTECTION:
MANUAL FIRE FIGHTING EQUIPMENT: Standard
Non-Standard Extmet

------ EXPOSURE ------

NONE NOTED:

------ OCCUPANCY - Canadian Tool & Die Ltd. ------

Industry Code: 3690 - MANUFACTURING: Heavy Products N.O.C.

Occupancy: 6052A - METAL MFG FABRICATION | H

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ENVIROSCAN Report

COPE Report - 1994 CANADIAN TOOL AND DIE LTD
1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 70197535

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

OPTA INFORMATION INTELLIGENCE

1994

AIS Ref No.: 70197535

Location: 1331- Area: 6204 m2 100.0% of Total

Combustibility Code: 02 - Limited Combustibility
Susceptibility Code: 02 - Slight Damage

Special Hazard: 7303C1B - PAINT-SPRAY-STD BOOTH CL
7302C5D - FLAM LIQ STG IA/IB > 235L
7308C1C9 - DIRECT FIRED-SOLID >815C
7308C2A - INADEQUATE COMB CONTROLS
7309A - HIGH PILING-MED COMB M3/M

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AIS Ref No.: 70197535

1994

CONFIDENTIAL

LOSS CONTROL ENGINEERING DEPARTMENT

Mid-West

INSURED:	CANADIAN TOOL & DIE LTD.	25 November 2008
	1331-1333 Chevrier Boulevard Winnipeg, Manitoba	File No. MA00804 Reference 000922
MAILING ADDRESS:	1331 Chevrier Boulevard Winnipeg, Manitoba R3T 1Y4	
CONTACT:	Mr. Derek Wood, Controller Mr. Lyndon Finney, Acct. Manag	

SURVEY-FIRE AND EXTENDED COVERAGE INSURANCE

The survey of the above property on July 13, 1994 was made on behalf of participating insurance companies. The information gathered on this survey is used by these insurers to aid in deciding whether to underwrite the risk, and if so, at what cost.

The following comments were developed from this survey, and are based on conditions, practices observed, other pertinent data supplied by management personnel at the risk, and information secured at the time of survey.

Please note that the following recommendations have been made with the intention of pointing out those areas in which remedial action could have the beneficial effect of making your premises safer.

RECOMMENDATIONS IN CAPITAL LETTERS ARE OF PARTICULAR IMPORTANCE, AND THEIR EARLY IMPLEMENTATION IS ENCOURAGED.

Thank you for your co-operation during this visit, and please do not hesitate to get in touch with us if we can be of any further assistance.

Representative: Lawrence Dignazio, CET

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ENVIROSCAN Report

Inspection Report - 1994 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 70197535

Requested by:
Elle Goolab
Date Completed: November 3, 2014 08:39:03

1994

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REMARKS:

1. The insured has proposed a 2787 sq.m. (30,000 sq.ft.) steel on steel addition to be erected this year

2. Management displayed an excellent attitude towards loss control and the insurance industry

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AIS Ref No.: 70197535

1994

INSURERS' ADVISORY ORGANIZATION
Mid-West

CONFIDENTIAL

INSPECTION REPORT

File No. 00804
Reference: 000922

Not on Plan

NAME OF RISK: CANADIAN TOOL & DIE LTD.

LOCATION: 1331-1333 Chevrier Boulevard
Winnipeg, Manitoba

SURVEYED BY: Lawrence Dignazio, CET

SURVEY DATE: July 13, 1994

IAO reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. IAO does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, IAO assumes no responsibility for management and control of these activities. IAO will not be responsible to the Purchaser for any loss or damages, whether consequential or other, however caused, incurred or suffered, as a result of the service being provided.

GENERAL COMMENTS

OCCUPANCY: Wheel Rim and Hydraulic Cylinder Manufacturing plant with 135 employees in production.

OPINION OF RISK: Very Good

CONSTRUCTION

FIRE DIVISIONS: Single

BUILT IN: 1963

Additions: 1964, 1967, 1969, 1978 and 1980

Repair: Good

HEIGHT: 1, 1=1 1/2, 2 & 1=4 storeys 4.6m to 12.2 m (15' - 40')

WALLS: Construction: 82% 300mm (12") hollow concrete block, 13% steel on steel, 5% 100mm (4") brick on 200mm (8") hollow concrete block.

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Type of Walls: Independent, non bearing. Steel columns bearing throughout.

FLOORS: 88% reinforced concrete slab grade, 12% concrete on steel pan second. Minor wood joist mezzanine areas.

ROOF: Construction: 95% Class II steel deck (unconfirmed), 5% steel on steel
Roof Surface: Non-combustible, 95% tar and gravel, 5% steel deck

AREA:

Grade:	5491 sq.m. (59,101 sq.ft.)
Total:	6204 sq.m. (66,786 sq.ft.)
Separation Walls:	Hollow concrete block walls with unprotected openings.

VERTICAL OPENINGS: 100% open. Three stairways grade to second.

INTERIOR FINISH - Walls: 80% open hollow concrete block, 19% non-combustible metal and plasterboard, 1% combustible wood.

INTERIOR FINISH - Ceilings: 77% open steel deck, 23% non-combustible acoustic tile and plasterboard

EXTERIOR FINISH - Walls: 90% open hollow concrete block, 10% non-combustible metal and plasterboard

NON-COMBUSTABLE CONCEALED SPACES: Minor
1398 sq.m. (15,051 sq.ft.) unsprinklered ceiling space above offices.

HAZARDS

COMMON HAZARD:

Heating: Safe. Labelled gas fired unit heaters and hot air furnaces in shut off room and suspended from ceiling. Several natural gas fired radiant heaters throughout manufacturing areas.

Fuel Supply: Municipal, underground

Chimmeys and Flues: Prefabricated metal vents. Standard.

Air-Conditioning: 23% central air conditioned (office area only)

Electrical: Safe. Circuit breakers used. Wiring installed in last 30 years.
Transformers PCB filled: No.

SPECIAL HAZARDS: Safe.

Two natural gas fired low pressure hot water boilers are used for the hydraulic cylinder and wheel rim washing area.

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Inspection Report - 1994 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
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One natural gas fired drying tunnel operating at a maximum of 60 C (140 F), adequate safety controls. Used to dry after washing small utility rims.

Wheel rims are dried after washing in an indirect natural gas fired oven operating at approximately 100 C (212 F).

Spray painting is performed in one of three spray booths, two water wash booths used for wheel rims and standard booth used for hydraulic cylinders. The spray booths are provided with explosion proof electrical fixtures (suitable for Class 1, Group D, Division 1 atmospheres) and interlock systems provided between ventilation system and spray guns. Safe. The booth used to paint the hydraulic cylinders is provided with a manometer (air flow monitor)>

Two natural gas fired bake ovens operating at approximately 204 C (400 F) are used to dry the painted wheel rims and hydraulic cylinders or one natural gas fired hot water boiler fired drying oven operating at approximately the same temperature. All ovens are provided with adequate safety controls, including purge cycles.

All welding operations are confined to the manufacturing and maintenance areas and are arranged safely.

HIGH PILING: Double row rack storage of metal products to approximately 7.6m (15').

HOUSEKEEPING: Safe. Non-combustible absorbent used to clean oil spills and is cleaned up immediately after use.

HAZARDOUS MATERIAL: Safe. Storage of various quantities of cutting and lubricating oils are stored in shop area.

5-205L (45 gallon) containers of enamel paints are stored in open adjacent to the spraying area.

2-205L (45 gallon) containers of Xylene (Class 1 flammable liquid) is stored adjacent to paint line. Drums are grounded and liquid is pumped directly to spray painting equipment for cleaning purposes only. Arrangement is considered safe, no recommendation made.

1-205 (45 gallon) container of enamel paint adjacent to each one of the three spray booths. The paint is pumped directly to the spray gun, when the container is empty it is replaced. All paint is premixed/thinned by the paint supplier and is ready to be sprayed. This arrangement is considered safe and no recommendation has been made.

ACTIVITY: Busy 16 hours a day, 5 days a week. Number of Production workers: 135

ELECTRONIC DATA PROCESSING: Various P.C's used for office and engineering purposes including several CAD stations.

PROCESS DESCRIPTION: WHEEL RIM MANUFACTURING:

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ENVIROSCAN Report

Inspection Report - 1994 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
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Metal is received in large rolls and cut to the required lengths. The plates are cold rolled and butt welded to form the rims. The rims are formed to the required shape in a three step process and sized. The center hubs, spiders, of the rims are cut and stamped to the required specifications on one of two presses. 12 computerized CNC machines are used in production. The spiders are then welded to the rims. The assembled rims are washed and dried in a natural gas oven (see Special Hazards).

After drying, the rims are spray painted in one of two waterwash spary booths, placed on a conveyor and passed through a natural gas bake oven (see Special Hazards). The finished rims are placed on wood pallets, shrink wrapped and stored until shipped.

HYDRAULIC CYLINDER MANUFACTURING:
Components, such as metal tubing and rods are cut to the required size. Caps are arc welded onto one end of the tube. The components are assembled and washed. After air drying the cylinders are painted in a standard spray booth and dried in a natural gas fired bake oven (see Special Hazards). The finished cylinders are wrapped in plastic and stored until shipped.

MAINTENANCE AND ENGINEERING SHOP:

The majority of the maintenance welding is performed in the maintenance shop. The shop is also used to design and manufacture custom made machinery, tools and dies for use in the plant area.

MAINTENANCE WELDING: Safe.

PROTECTION

OTHER PROTECTION:

Extinguishers: Standard, last serviced by the Safety Centre on September 8, 1993.

Standpipe and Hose: One standpipe and hose station only in the spray painting area.

OUTSIDE PROTECTION:

Public Hydrants: Standard

Public Fire Department: Paid
Distance to Fire Hall: 1.3km (.8 miles)

F.U.S. Municipality Classificaiton: 2

Accessibility: Good

EXTENDED COVERAGE

< MA00804 / 000922 / 70197535 >

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ENVIROSCAN Report

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RIOT, VANDALISM, MALICIOUS ACTS

Access Restricted: Yes

Yards Fenced: Yes

Yards Lit: Yes

EARTHQUAKE - Zone: 0

IMPACT HAZARDS:

By Road Vehicles: Yes propane fired forklift trucks in use. Parking lot adjacent to risk.

SMOKE DAMAGE - Susceptibility of stock to smoke damage: Light

BUSINESS INTERRUPTION

Seasonal: No

Operational: 16 hours a day 5 to 6 days a week

Interdependency: No. Minor plating operation contracted out.

Raw Materials: Domestic, minor amount purchasd from U.S.A. sources.

Stock On Hand: 6 - 8 weeks

Stock Replacement Time: 2 - 3 months. Stock mainly from domestic sources. Stock received from foreigh sources may take up to 6 months to replace.

Computer Programming: Yes, 12 computerized CNC machines.

Single Train Production: No. Not all products can be run on all production lines.

Vital Machinery Custom Made: Yes. 50% of the machinery built and designed by the Insured.

Replacement Time: 3 months

UNDESIRABLE FEATURES

PROMINENT:

None

< MA00804 / 000922 / 70197535 >

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Inspection Report - 1994 CANADIAN TOOL AND DIE LTD 1331 CHEVRIER BL WINNIPEG MB R3T 1Y4
Reference No: 70197535

OTHER:

None

MANAGEMENT - LOSS PREVENTION PROGRAMMES

Satisfactory for class of risk, premises in good condition and management shows a good attitude towards loss control.

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TENANTS

1. Asterisk (*) denotes change of occupancy since last survey.

2. Good housekeeping with a standard supply of portable extinguishers, unless otherwise stated.

3. If the building is sprinklered, then the overall grading of sprinklers and water supplies to all tenants is equal to that of the building grading, unless otherwise stated.

DATE: 2014/10/24
TIME: 13:53

MANITOBA

STATUS OF TITLE

TITLE NO: 1103917/1

PAGE: 1

STATUS OF TITLE.....	**ACCEPTED**	**PRODUCED FOR..**	X
ORIGINATING OFFICE...	WINNIPEG	**ADDRESS.....**	
REGISTERING OFFICE...	WINNIPEG		
REGISTRATION DATE....	1989/05/24		
COMPLETION DATE.....	1989/05/26		
		CLIENT FILE...	NA
		PRODUCED BY...	A.KASERBAUER

LEGAL DESCRIPTION:

CANADIAN TOOL & DIE LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

SP LOT 43 PLAN 22997 WLTO
IN RLS 23, 29 AND 31 TO 33 PARISH OF ST VITAL

ACTIVE TITLE CHARGE(S):

1179960/1 ACCEPTED — MORTGAGE — **REG'D:** 1989/07/18
FROM/BY: CANADIAN TOOL & DIE LTD.
TO: BANK OF MONTREAL
CONSIDERATION: **NOTES:**

3301430/1 ACCEPTED — MORTGAGE — **REG'D:** 2006/06/07
FROM/BY: CANADIAN TOOL & DIE LTD.
TO: BANK OF MONTREAL
CONSIDERATION: $750,000.00 **NOTES:**

3876800/1 ACCEPTED — MORTGAGE — **REG'D:** 2010/01/06
FROM/BY: CANADIAN TOOL & DIE LTD.
TO: BANK OF MONTREAL
CONSIDERATION: $2,800,000.00 **NOTES:**

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	CANADIAN TOOL & DIE LTD. 1331 CHEVRIER BLVD WPG, MB	R3T 1Y4

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1158150/1	EREQ	1989/05/24	$0.00	$0.00
PRESENTED BY:	ANHANG, WALSH & CO.			
FROM:	CANADIAN TOOL & DIE LTD.			
TO:				

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2014/10/24 OF TITLE NUMBER 1103917/1

********** STATUS OF TITLE 1103917/1 CONTINUED ON NEXT PAGE **********

Cert. No. A 92485

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

CANADIAN TOOL & DIE WORKS LTD.

is now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all that piece or parcel of land known and described as follows, All those portions of River Lots Twenty-three and Twenty-nine according to the Dominion Government Survey of the Parish of Saint Vital in Manitoba bounded as follows: On the West by a line drawn East of, parallel with and perpendicularly distant four hundred feet from the Eastern limit of Hamelin Street as the same is shewn on a plan of survey filed in the Winnipeg Land Titles Office as No. 7842; on the North by the Northern limit of said River Lot Twenty-nine; on the East by a line drawn West of, parallel with and perpendicularly distant one hundred and four and one-tenth feet from the straight production Northerly of the Eastern limit of Agnes Street as the same is shewn on a Plan registered in the said Office as No. 2140; on the South by the Northern limit of Chevrier Boulevard as the same is shewn on a Plan filed in the said Office as No. 3604, excepting out of the land above described all that portion thereof which lies to the North-East of the South-Western limit of Railway Spur Line Right-of-Way as same is shewn on a Plan filed in the said Office as No. 9370

Deposit No 26471
AMALGAMATION
Winnipeg ... Vested
In Canadian Tool & Die LTD
June 11/80
REG. DIST. REGISTRAR

All of this Certificate of Title is now
SP Lot 43 Block ____ Plan 22997 WLTO
In RLs 23, 29 + 31 + 33 St. Vital
~~Subject to any reservations shown above~~
Dated: Oct 27/88 Ed

REQUEST No. 80-35837
TO ISSUE NEW ~~IN ERROR~~
TO Canadian Tool and Die Ltd.
REG. June 11/80
... DE CERT.
DEPT. DIST. REGISTRAR

~~REFER ANY DEALINGS TO M. Grant DATE JUN 0 6 1988~~

The duplicate of this Certificate of Title having been lost, or destroyed ... Certificate of Title ...
Property ...
Dated Feb 19/77

Original Title
PRODUCED & CANCELLED
June 11/80

****

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this Twenty-eighth day of August One thousand nine hundred and sixty-seven

Signed in the presence of

W Berezowski

Deputy District Registrar for Winnipeg.

INST TYPE: E REQ NO: 1158150
FOR:
REG. 89.05.124
NEW TITLE
Computerized ... Record

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressly declared, be deemed to be subject to:
(a) Any subsisting reservation contained in the original grant of the land from the Crown.
(b) Any municipal charge, rate, or assessment, existing at the date of the certificate, or subsequently imposed on the land;
(c) Any right-of-way or other easement, howsoever created, upon, over or in respect of the land;
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder;
(e) Any drainage levy or mechanics' lien affecting the land.
(f) Any order of attachment, judgment, or order for the payment of money, against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto;
(g) Any certificate of lis pendens issued out of a court in the province and registered since the date of the certificate of title.
(h) Any right of expropriation by statute.
(i) The title of a person adversely in actual occupation, of and rightly entitled, to the land at the time it was brought under the Act, and who continues in such occupation;
(j) Caveats affecting the land registered since the date of the certificate, and
(k) Any town planning scheme or by-law authorized under The Town Planning Act or under the provisions of the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.
(l) Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.
Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

Form No. AG-Y-4

From No. 908704
Asper, Freedman

Transfer H 48233

Application

Mortgage for	REGISTERED	Transfer	Application
No. M95398 DISCHARGE OF MORTGAGE No. H59433 REG. July 16/75 AT 1.49 [signature] DEPUTY DISTRICT REGISTRAR	The 15 day of Nov 1967 at 1:10	Canadian Tool & Die Wks Ltd TO Manitoba Develop. Fund [signature] Deputy District Registrar	No. H59433
No. K32026 Discharge of Mortgage No. J98695 from Her Majesty the Queen to Canadian Tool & Die Wks Ltd REGISTERED July 5 1971 12.31 [signature] Deputy Distr. Registrar	The 21st day of Dec 1970 at 12.31	Canadian Tool & Die Wks Ltd TO Her Majesty the Queen (Canada) [signature] Deputy District Registrar	No. J98695
No. M86732 DISCHARGE OF MORTGAGE No. K32077 REG. June 13/75 AT 12:22 [signature] DEPUTY DISTRICT REGISTRAR	The 5th day of July 1971 at 12.32	Canadian Tool & Die Works Ltd TO Her Majesty the Queen (Canada) [signature] Deputy District Registrar	No. K32077
Mortgage for No. 82-20362 DISCH. No. 80-61926 REG. Dec 10/82 AT. [illegible] DEPUTY DISTRICT REGISTRAR	The 23rd day of Sept. 1980 at	Canadian Tool & Die Ltd. TO The Bank of Montreal [signature] ~~Deputy~~ District Registrar	No. 80-61926
Mortgage for $	The day of 19 at	TO Deputy District Registrar	No.

No. 23769 CAVEAT
FILED Nov 2/[illegible] @ 1:49
BY [illegible]
DISPOSED OF BY W.D.L. Oct. 27/80

No. 206699
FILED Sept 6/67 12.[illegible]
BY Man. Develop. [illegible]
DISPOSED OF BY WITHDRAWAL Aug 22/75

Cert. No. 908704 2458187

No. 1148233 TRANSFER OF Balance ex Hamelin St Pauls 7842 pt N.E. of S.W. limit plan 3370
TO Can Tool & Die Works Ltd
REG. Aug. 28 '67
VIDE CERT. A 92442
DEPT. DIST. REGISTRAR

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

THE RURAL MUNICIPALITY OF FORT GARRY

IS *now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all th* AT *piece or parcel of land known and described as follows,* ALL THOSE PORTIONS OF RIVER LOTS -THREE AND TWENTY-NINE ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT VITAL, IN BA, BOUNDED AS FOLLOWS: ON THE WEST BY A LINE DRAWN WEST OF, PARALLEL WITH AND PERPENDICULARLY T FOUR HUNDRED AND EIGHTY-EIGHT AND SIX-TENTHS FEET FROM THE PRODUCTION NORTHERLY IN A STRAIGHT LINE WESTERN LIMIT OF MULVEY STREET AS SAME IS SHEWN ON A PLAN REGISTERED IN THE WINNIPEG LAND TITLES AS NO. 2140, ON THE EAST BY A LINE DRAWN WEST OF, PARALLEL WITH THE PRODUCTION NORTHERLY IN A HT LINE OF THE EASTERN LIMIT OF AGNES STREET AS SAME IS SHEWN ON SAID PLAN NO. 2140 AND perpendicularly DISTANT LY THEREFROM ONE HUNDRED AND FOUR AND ONE-TENTH FEET, ON THE NORTH BY THE NORTHERN LIMIT OF SAID RIVER ENTY-NINE AND ON THE SOUTH BY THE NORTHERN LIMIT OF CHEVRIER BOULEVARD AS THE SAME IS SHEWN ON A PLAN IN THE SAID OFFICE AS NO. 3604.

NO. 1116222 TRANSFER OF Bal. cy Plans 7842 & 9170
TO Crossroads Housing Corp Ltd
REG. June 4/75
VIDE CERT. C 90754
DEP. DIST. REGISTRAR
085955

NO. F45731 TRANSFER OF All W. of Hamelin St. Pl. 7842
TO Metals + Alloys Co. Ltd.
REG. Mar 28-63
VIDE CERT. 998974
DEP. DIST. REGISTRAR

IN WITNESS WHEREOF *I have hereunto signed my name and affixed my Seal of office this* TWENTY-FIRST *day of* APRIL *One thousand nine hundred and* FIFTY-NINE.

Signed in the presence of

Richardson

Dehamont
Deputy District Registrar for Winnipeg.

NO. F75206 TRANSFER OF Part
TO Canadian Tool + Die Works Ltd.
REG. Oct 25-63
VIDE CERT. A 11924
DEP. DIST. REGISTRAR

2 of 3

Cert. No.

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

THE RURAL MUNICIPALITY OF FORT GARRY

IS *now seized of an estate in fee simple in posses[...] such encumbrances, liens and interests as are notified [...] dum underwritten (or endorsed hereon) in all th* AT P[...] *of land known and described as follows,* ALL THOSE PORTIONS [...] TWENTY-THREE AND TWENTY-NINE ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF S[...]

MANITOBA, BOUNDED AS FOLLOWS: ON THE WEST BY A LINE DRAWN WEST OF, PARALLEL WITH AND PERPEN[...] DISTANT FOUR HUNDRED AND EIGHTY-EIGHT AND SIX-TENTHS FEET FROM THE PRODUCTION NORTHERLY IN [...] OF THE WESTERN LIMIT OF MULVEY STREET AS SAME IS SHEWN ON A PLAN REGISTERED IN THE WINNIPEG [...] OFFICE AS NO. 2140, ON THE EAST BY A LINE DRAWN WEST OF, PARALLEL WITH THE PRODUCTION NORTHE[...] → P[...] STRAIGHT LINE OF THE EASTERN LIMIT OF AGNES STREET AS SAME IS SHEWN ON SAID PLAN NO. 2140 AN[...] WESTERLY THEREFROM ONE HUNDRED AND FOUR AND ONE-TENTH FEET, ON THE NORTH BY THE NORTHERN LIM[...] LOT TWENTY-NINE AND ON THE SOUTH BY THE NORTHERN LIMIT OF CHEVRIER BOULEVARD AS THE SAME IS [...] FILED IN THE SAID OFFICE AS NO. 3604.

NO. M16222 TRANSFER OF Bal. of Plans 7842 & 9370
TO Crossroads Housing Corp. Ltd.
REG. June 11/75
VIDE CERT. C 90294
DEP. DIST. REGISTRAR

NO. F45731 TRA[...]
All W. of [...]
TO Metals & C[...]
REG. Mar 28-63
VIDE CERT. 998974

IN WITNESS WHEREOF *I have hereunto signed my name an[d] affixed my Seal of office this* TWENTY-FIRST *day of* APRIL *One thousand nine hundred and* FIFTY-NINE.

Signed in the presence of

Richardson

Deputy District Registrar for Winnipeg

NO. F75206 TRAN[...]
P[...]
TO Canadian To[...]
REG. Oct 25-63
VIDE CERT. A 11924

N.B. To be corrected on next Tfr
3/2/60

NO. H48233 TRANS OF Balance of Hamilton St [...] 8429 pt NE of E.W. Limit Plan 9370
TO CANADIAN TOOL & DIE WORKS LTD.
REG. Aug 28/67
VIDE CERT. A92485
DEP. DIST. REGISTRAR

(a) Any subsisting reservation contained in the original grant of the land from the Crown.
(b) Any municipal charge, rate or assessment existing at the date of the certificate, or su[...]ntly imposed on the land.
(c) Any right-of-way or other easement, howsoever created, upon, over or in respect of [...].
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, [wh]ere there is actual occupation of the land thereunder.
(e) Any drainage levy or mechanic's lien affecting the land.
(f) Any order of attachment, judgment or order for the payment of money against the registered owner of the land, registered since the date of the certificate of title, and that has been maintained in force under any Act of the province relating thereto.
(g) Any certificate of lis pendens issued out of a court in the province and registered since the date of the certificate of title.
(h) Any right of expropriation by statute.
(i) The title of a person adversely in actual occupation of and rightly entitled to the land at the time it was brought under the Act, and who continues in such occupation;
(j) Caveats affecting the land registered since the date of the certificate, and
(k) Any town planning scheme or by-law authorized under "The Town Planning Act" or under the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.

Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

From No. 770079 Transfer D53764

Nature of Instrument	Day and Hour of its Production	Names of the Parties
Plan on pt for Hamelin St. ~~Mortgage~~ ~~for~~ ~~$~~	The 23rd day of March 1962 at 2.14 o'clock in the after noon	R. A. Vassil 7842 Deputy District Registrar
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar
No. 121572 CAVEAT FILED Dec 3/63 @ ... BY Canadian ... Cancelled ... Disposed of ... 107842 withdrawal as to Part of balance on Dec 8, 1966 ... 9390 ... Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar

o. 770079 Transfer D52764 Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties	Registration Number
~~Mortgage~~ for $ _____	The 23rd day of March 1962 at 2.14 o'clock in the after noon	R. A. Vassil 7842 Deputy District Registrar	7842.
Mortgage for $ _____	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $ _____	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $ _____	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $ _____	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $ _____	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $ _____	The day of 19 at o'clock in the noon	Deputy District Registrar	

Dec 8 1966

Cert. No. 688965

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

RICHARD DIERCKENS, LABOURER AND BETSSIE DIERCKENS, HIS WIFE,
BOTH OF THE MUNICIPALITY OF FORT GARRY IN MANITOBA.

AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

ARE *now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those pieces or parcel of land known and described as follows* ALL THOSE PORTIONS OF RIVER LOTS TWENTY-THREE AND TWENTY-NINE, ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT VITAL IN MANITOBA, BOUNDED AS FOLLOWS: ON THE WEST BY A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT FOUR HUNDRED AND EIGHTY-EIGHT AND SIX TENTHS FEET FROM THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE THE WESTERN LIMIT OF MULVEY STREET AS SAME IS SHEWN ON A PLAN REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO. 2140, ON THE EAST BY THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE EASTERN LIMIT OF AGNES STREET AS SAME IS SHEWN ON SAID PLAN NO. 2140, ON THE NORTH BY THE NORTHERN LIMIT OF SAID RIVER LOT TWENTY-NINE AND ON THE SOUTH BY THE NORTHERN LIMIT OF CHEVRIER BOULEVARD AS THE SAME IS SHEWN ON A PLAN FILED IN THE SAID OFFICE AS NO. 3604.

No. 488712 Transfer of All
To Wilfried Pelletier
Registered NOV 6 1952
Vide Cert. No. 770079
Registrar

IN WITNESS WHEREOF *I have hereunto signed my name and affixed my Seal of office this* TENTH *day of* NOVEMBER *One thousand nine hundred and* FORTY-EIGHT

Signed in the presence of

Deputy District Registrar for Winnipeg

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressly declared, be deemed to be subject to:
(a) Any subsisting reservation contained in the original grant of the land from the Crown.
(b) Any municipal charge, rate or assessment existing at the date of the certificate, or subsequently imposed on the land.
(c) Any right-of-way or other easement, howsoever created, upon, over or in respect of the land.
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder.
(e) Any drainage levy or mechanics' lien affecting the land.
(f) Any order of attachment, judgment or order for the payment of money against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto.
(g) Any certificate of lis pendens issued out of a court in the province and registered since the date of the certificate of title.
(h) Any right of expropriation by statute.
(i) The title of a person adversely in actual occupation of and rightly entitled to the land at the time it was brought under the Act, and who continues in such occupation:
(j) Caveats affecting the land registered since the date of the certificate, and
(k) Any town planning scheme or by-law authorised under "The Town Planning Act" or under the provisions of the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.
Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

From No. 673850 | Transfer 953061. | Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties	Registration Number
No. A37746 Discharge of Mortgage No. 953062 from Alphonse De Vriese to Richard Dieckens et al REGISTERED May 30 1952 at 11:17 [signature] Deputy District Registrar Mortgage for $ 1900.00	The 10 day of Nov. 1948 at 11.04 o'clock in the forenoon	Richard Dieckens et al to 953062 Alphonse ~~De Vriese~~ De Vrieze 953062. MWK. [signature] Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	

2000.

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressly declared, be deemed to be subject to:
(a) Any subsisting reservation contained in the original grant of the land from the Crown.
(b) Any municipal charge, rate or assessment existing at the date of the certificate, or subsequently imposed on the land.
(c) Any right-of-way or other easement, howsoever created, upon, over or in respect of the land.
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder.
(e) Any drainage levy or mechanics' lien affecting the land.
(f) Any order of attachment, judgment or order for the payment of money against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto.
(g) Any certificate of lis pendens issued out of a court in the province and registered since the date of the certificate of title.
(h) Any right of expropriation by statute.
(i) The title of a person adversely in actual occupation of and rightly entitled to the land at the time it was brought under the Act, and who continues in such occupation;
(j) Caveats affecting the land registered since the date of the certificate, and
(k) Any town planning scheme or by-law authorized under "The Town Planning Act" or under the provisions of the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.
Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

Cert. No. 770079

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

WILFRED PELLETIER
OF THE MUNICIPALITY OF FORT GARRY, IN MANITOBA, FARMER

IS *now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all th piece or parcel of land known and described as follows,* ALL THOSE PORTIONS OF RIVER LOTS TWENTY-THREE AND TWENTY-NINE ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT VITAL IN MANITOBA, BOUNDED AS FOLLOWS: ON THE WEST BY A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT FOUR HUNDRED AND EIGHTY-EIGHT AND SIX TENTHS FEET FROM THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE WESTERN LIMIT OF MULVEY STREET AS SAME IS SHEWN ON A PLAN REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO 2140, ON THE EAST BY THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE EASTERN LIMIT OF AGNES STREET AS SAME IS SHEWN ON SAID PLAN NO 2140; ON THE NORTH BY THE NORTHERN LIMIT OF SAID RIVER LOT TWENTY-NINE AND ON THE SOUTH BY THE NORTHERN LIMIT OF CHEVRIER BOULEVARD AS THE SAME IS SHEWN ON A PLAN FILED IN THE SAID OFFICE AS NO 3604.

No. D53765
Bal
to Wilfred Pelletier et al
April 21/59
908705

IN WITNESS WHEREOF *I have hereunto signed my name and affixed my Seal of office this* SIXTH *day of* NOVEMBER *One thousand nine hundred and* FIFTY-TWO

Signed in the presence of

Deputy District Registrar for Winnipeg.

No. D53764 Transfer
of E1041c
to R M of Fort Garry
Registered April 21/59
Fee No 908704
Deputy District Registrar

From No. 688965 Transfer A88712 Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties	Registration Number
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	

Cert. No. 673050

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

ALPHONSE DE VRIEZE

OF THE MUNICIPALITY OF FORT GARRY IN MANITOBA, DAIRYMAN.

IS *now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those pieces or parcels of land known and described as follows* ALL THOSE PORTIONS OF RIVER LOTS TWENTY THREE AND TWENTY-NINE ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT VITAL IN MANITOBA, BOUNDED AS FOLLOWS: ON THE WEST BY A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT FOUR HUNDRED AND EIGHTY-EIGHT AND SIX TENTHS FEET FROM THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE WESTERLY LIMIT OF MULVEY STREET AS SAME IS SHEWN ON A PLAN REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO. 2140, ON THE EAST BY THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE EASTERLY LIMIT OF AGNES STREET AS SAME IS SHEWN ON SAID PLAN NO. 2140, ON THE NORTH BY THE NORTHERLY LIMIT OF SAID RIVER LOT TWENTY-NINE AND ON THE SOUTH BY THE NORTHERLY LIMIT OF CHEVRIER BOULEVARD AS THE SAME IS SHEWN ON A PLAN FILED IN THE SAID OFFICE AS NO. 3604.

No. 953061 TRANSFER of All

To Richard Dierckens et al

Registered Nov 10th 1948

Vide Cert. No. 689965

Deputy District Registrar

IN WITNESS WHEREOF *I have hereunto signed my name and affixed my Seal of office this* TWENTY-SEVENTH *day of* FEBRUARY *One thousand nine hundred and* FORTY-EIGHT *Signed in the presence of*

W O Thomas

Deputy District Registrar for Winnipeg

Any subsisting reservation contained in the original grant of the land from the Crown.
Any municipal charge, rate or assessment existing at the date of the certificate, or subsequently imposed on the land.
Any right-of-way or other easement, howsoever created, upon, over or in respect of the land.
Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder.
Any drainage levy or mechanics' lien affecting the land.
Any order of attachment, judgment or order for the payment of money against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto.
Any certificate of lis pendens issued out of a court in the province and registered since the date of the certificate of title.
Any right of expropriation by statute.
The title of a person adversely in actual occupation of and rightly entitled to the land at the time it was brought under the Act, and who continues in such occupation.
Caveats affecting the land registered since the date of the certificate, and
Any town planning scheme or by-law authorised under "The Town Planning Act" or under the provisions of the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.
Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

be expressly declared, be deemed to be subject to:

OCT 27 2014

From No. 481639 486343 489575

Transfer 927870

Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties	Registration Number
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	
Mortgage for $	The day of 19 at o'clock in the noon	Deputy District Registrar	

Value $ 625

Cert No 481639

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

No. E.3733 TRANSFER of Balance
THE RURAL MUNICIPALITY OF FORT GARRY
To [illegible]
Vide Cert. No. 932762
Deputy District Registrar

IS now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those piece or parcels of land known and described as follows: PARCEL ONE: ALL THOSE PORTIONS OF RIVER LOTS TWENTY THREE AND TWENTY NINE ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT-VITAL IN MANITOBA, BOUNDED AS FOLLOWS; ON THE EAST BY THE WESTERN LIMIT OF THE LAND TAKEN FOR THE RIGHT-OF WAY OF THE RED RIVER VALLEY RAILWAY AS SAID RIGHT OF WAY IS SHEWN ON A PLAN FILED IN THE WINNIPEG LAND TITLES OFFICE, AS NO.360. ON THE WEST BY THE EASTERN LIMIT OF THE LAND TAKEN FOR THE RIGHT OF WAY, OF THE NORTH WESTERN POWER COMPANY TRANSMISSION LINE AS SAME IS SHEWN ON A PLAN FILED IN SAID OFFICE, AS NO.3454, ON THE NORTH BY THE NORTHERN LIMIT OF SAID LOT TWENTY NINE AND ON THE SOUTH BY THE NORTHERN LIMIT OF CHEVRIER BOULEVARD, AS THE SAME IS SHEWN ON A PLAN FILED IN THE SAID OFFICE, AS NO.3604,

PARCEL TWO ALL THOSE PORTIONS OF SAID RIVER LOTS TWENTY THREE AND TWENTY NINE BOUNDED AS FOLLOWS; ON THE SOUTH BY THE SAID NORTHERN LIMIT OF CHEVRIER BOULEVARD AS SHEWN ON SAID PLAN NO.3604. ON THE NORTH BY A LINE DRAWN NORTH OF PARALLEL WITH AND PERPENDICULARLY DISTANT ONE HUNDRED AND SIXTEEN FEET FROM THE SAID NORTHERN LIMIT OF CHEVRIER BOULEVARD; ON THE EAST BY THE WESTERN LIMIT OF THE LAND TAKEN FOR THE RIGHT OF WAY OF THE CITY OF WINNIPEG POWER TRANSMISSION LINE AS THE SAME IS SHEWN ON A PLAN FILED IN SAID OFFICE, AS NO.3388, AND ON THE WEST BY A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERN LIMIT OF SAID LOT TWENTY-NINE FROM A POINT IN THE SAME DISTANT WESTERLY THEREON TWENTY TWO HUNDRED AND ELEVEN AND THREE TENTHS FEET FROM THE WESTERN LIMIT OF THE LAND TAKEN ~~FOR THE LAND TAKEN~~ FOR THE RIGHT OF WAY OF THE RED RIVER VALLEY RAILWAY, AS SHEWN ON SAID PLAN NO.360

No. 320193 TRANSFER of Part parcel 2
To Andre Bourlet
Registered Dec 15 1944
Vide Cert. No. 602562
Registrar

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of Office this SEVENTEENTH day of OCTOBER one thousand nine hundred and THIRTY FOUR

Signed in the presence of

Deputy District Registrar for Winnipeg

No. 227870 TRANSFER of Bal of Parcel 1
Registered Feb 1948
Vide Cert. No. 673[illegible]

No. 253897 TRANSFER of Part Parcel 1
To Walter Avery
Registered MAR 25 1954
Vide Cert. No. [illegible]

No. 227609 TRANSFER of Bal of Parcel 1
To Nicholas Ryback
Registered June 24 1947
Vide Cert. No. 634705

No. 324039 TRANSFER of Part of Parcel 2
To Percy Francis Hay
Registered Feb 1945
Vide Cert. No. 602587

The land mentioned in this Certificate of Title is under "The Real Property Act", subject by implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate, or thereafter, chargeable against this land.
3. Any ~~unregistered~~ subsisting right of way or other easement over this land.
4. Any ~~unregistered~~ subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any drainage or mechanic's lien affecting this land.
6. Any judgments, decrees or orders for the payment of money against the registered owner, registered since the date of this Certificate and properly maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
10. Caveats affecting this land registered since the date of this Certificate of Title.

COLLECT 28 [illegible]

Paid in full

From No. 439284 / 422870 — Transfer No. 44926 — Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties to it	Registration Number
Plan on part of Balance of Parcel I for French St. and lane.	The 13th day of May 1954 at 10.28 o'clock in the forenoon	J. H. Nelson Deputy District Registrar	5862.
By-law No. 4060. closes pt. of French St. & lane Plan 5862. also affects balance of Parcel 1.	The 2nd day of April 1959 at 10.01 o'clock in the forenoon	R. M. of St. Garry Deputy District Registrar	D. 51350.
Plan on Part of Parcel 1	The 4th day of May 1959 at 11.02 o'clock in the fore noon	A. C. Findlay Deputy District Registrar	7007
By-law No. 4245 closes bal. French St. Plan 5862.	The 25th day of Mar 1960 at 10.05 o'clock in the fore noon	R. M. of St. Garry Deputy District Registrar	E 453
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	

Cert No. 489575

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

The land mentioned in this Certificate of Title is under "The Real Property Act" subject by implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate, or hereafter, imposed against this land.
3. Any subsisting right of way or other easement over this land.
4. Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any drainage or mechanic's lien affecting this land.
6. Any judgment, decree or order for the payment of money against the registered owner, registered since the date of this Certificate and properly maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act, and who continues in such occupation.
10. Caveats affecting this land registered since the date of this Certificate of Title.
11. Any certificate of Lis Pendens or any order of Attachment affecting the Land.

COLLECT 16.11

DEFERRED FEES ...

UNDER ... DEC. 21

DATE PAID | AMOUNT

Paid 8.10 / 8.07 Rebate Sept 26/47

THE RURAL MUNICIPALITY OF FORT GARRY

IS *now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those piece or parcels of land known and described as follows* ALL THOSE PORTIONS OF RIVER LOTS TWENTY-THREE AND TWENTY NINE, ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT VITAL, IN MANITOBA, WHICH LIE TO THE WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERN LIMIT OF SAID LOT TWENTY NINE FROM A POINT IN THE SAME DISTANT WESTERLY THEREON TWENTY TWO HUNDRED AND ELEVEN AND THREE TENTHS FEET FROM THE WESTERN LIMIT OF THE LAND TAKEN FOR THE RIGHT OF WAY OF THE RED RIVER VALLEY RAILWAY, AS SAID RIGHT OF WAY, IS SHEWN ON A PLAN FILED IN THE WINNIPEG LAND TITLES OFFICE, AS NO.360. AND TO THE NORTH OF THE NORTHERN LIMIT OF CHEVRIER BOULEVARD, AS SAID BOULEVARD IS SHEWN ON A PLAN FILED IN THE SAID OFFICE, AS 3604, EXCEPTING OUT OF THE LAND ABOVE DESCRIBED ALL THOSE PORTIONS WHICH LIE BETWEEN A LINE DRAWN AT RIGHT ANGLES TO THE NORTHERN LIMIT OF SAID LOT TWENTY NINE, FROM A POINT IN THE SAID DISTANT EASTERLY THEREON FOURTEEN HUNDRED AND FORTY ONE, AND ONE TENTH FEET FROM THE WESTERN LIMIT OF SAID LOT, AND A LINE DRAWN PARALLEL TO THE PRODUCTION IN A STRAIGHT LINE NORTHERLY OF THE WESTERN LIMIT OF MULVEY STREET, AND PERPENDICULARLY DISTANT WESTERLY THEREFROM A DISTANCE OF FOUR HUNDRED AND EIGHTY EIGHT AND SIX TENTHS FEET, SAID MULVEY STREET, BEING SHEWN ON A PLAN REGISTERED IN THE SAID OFFICE, AS NO.2140.

No. B27590 TRANSFER of *[illegible]*
Camiel Van Wynsberghe
Registered NOV 17 1958 *[illegible]*
Title Cert. No. 79/952

No. 92787 TRANSFER of *Part*
Alphonse DeVriendt
Registered *Feb 27 1948* *[illegible]*
Title Cert. No. 67305

IN WITNESS WHEREOF *I have hereunto signed my name and affixed my Seal of office this* TWENTY FIRST *day of* SEPTEMBER *One thousand nine hundred and thirty* FIVE.

Signed in the presence of

[signature]

[signature]
Deputy District Registrar for Winnipeg

From No. 468381 (310122) Transfer No. 45673 Application

Nature of Instrument	Day and Hour of its Production	Names of the Parties to it	Registration Number
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
No. 156962 CAVEAT FOR 20 July/51 AL 132 By Manitoba Power Commission	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	

1760

Cert. No. 486343

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

THE RURAL MUNICIPALITY OF FORT GARRY

is now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all th AT piece or parcel of land known and described as follows: ALL THAT PORTION OF RIVER LOT TWENTY-NINE, ACCORDING TO THE DOMINION GOVERNMENT SURVEY OF THE PARISH OF SAINT VITAL IN MANITOBA, BOUNDED AS FOLLOWS; ON THE NORTH BY THE NORTHERN LIMIT OF SAID LOT ON THE WEST BY A STRAIGHT LINE DRAWN SOUTHERLY AT RIGHT ANGLES TO THE SAID NORTHERN LIMIT FROM A POINT IN THE SAME DISTANT WESTERLY MEASURED THEREON TWENTY TWO HUNDRED AND ELEVEN AND THREE TENTHS FEET FROM THE WESTERN LIMIT OF THE LAND TAKEN FOR THE RIGHT OF WAY OF THE CANADIAN NORTHERN RAILWAY ACCORDING TO A PLAN OF SAME FILED IN THE WINNIPEG LAND TITLES OFFICE, AS NO. 360; ON THE SOUTH BY A LINE DRAWN NORTH OF, PARALLEL WITH, AND PERPENDICULARLY DISTANT ONE HUNDRED AND FIFTY SIX FEET FROM THE NORTHERN LIMIT OF CHEVRIER BOULEVARD AND ON THE EAST BY THE PRODUCTION NORTHERLY IN A STRAIGHT LINE OF THE EASTERN LIMIT OF ISABELLA STREET WHICH STREET AND BOULEVARD ARE SHEWN ON A PLAN REGISTERED IN THE SAID OFFICE, AS NO. 2140.

No. 927870 TRANSFER of Bal.
To Alphonse De Vries
Registered Feb. 27, 1948
Vide Cert. No. 673050
District Registrar

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this SEVENTEENTH day of MAY One thousand nine hundred and thirty FIVE

Signed in the presence of

Deputy District Registrar for Winnipeg

The land mentioned in this Certificate of Title is under "The Real Property Act" subject by implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate, or thereafter, imposed upon this land.
3. Any subsisting right of way or other easement over this land.
4. Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any drainage or mechanic's lien affecting this land.
6. Any judgment, decree or order for the payment of money against the registered owner, registered since the date of this Certificate and properly maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was brought under said Act, and who continues in such occupation.
10. Caveats affecting this land registered since the date of this Certificate of Title.
11. Any certificate of Lis Pendens or any order of Attachment affecting the Land.

COLLECT
DEFERRED FEES $ 10.
UNDER H. GEO. V., C. 37, SEC. 21

DATE PAID	LOTS	AMOUNT
Paid		

No. 1240?? TRANSFER

No. 124039 TRANSFER

Form No. 43988 B. Transfer No. 44690 Application

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	
	The day of 19 at o'clock in the noon	Deputy District Registrar	

The land mentioned in this Certificate of Title is under "The Real Property Act" subject to the implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments as the date of this Certificate, or thereafter, imposed against this land.
3. Any subsisting right of way or other easement over this land.
4. Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

CANADIAN TOOL & DIE WORKS LTD.

is now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all that piece or parcel of land known and described as follows, All those portions of River Lots Twenty-three and Twenty-nine according to the Dominion Government Survey of the Parish of Saint Vital, in Manitoba, bounded as follows: On the West by the Eastern limit of Hamelin Street as the same is shewn on a plan of survey registered in the Winnipeg Land Titles Office, as No. 7842, on the East by a line drawn East of, parallel with and perpendicularly distant Four Hundred feet from the said Eastern limit, on the North by the Northern limit of said River Lot Twenty-nine, and on the South by the Northern limit of Chevrier Boulevard as the same is shewn on a plan filed in the said Office, as No. 3604.

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressly declared, be deemed to be subject to:
(a) Any subsisting reservation contained in the original grant of the land from the Crown.
(b) Any municipal charge, rate, or assessment, existing at the date of the certificate, or subsequently imposed on the land;
(c) Any right-of-way or other easement, howsoever created, upon, over or in respect of the land;
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereunder;
(e) Any drainage levy or mechanics' lien affecting the land.
(f) Any order of attachment, judgment, or order for the payment of money, against the registered owner of the land, registered since the date of the certificate of title, and which has been maintained in force under the provisions of any Act of the province relating thereto;
(g) Any certificate of lis pendens issued out of a court in the province and registered since the date of the certificate of title.
(h) Any right of expropriation by statute.
(i) The title of a person adversely in actual occupation, of and rightly entitled, to the land at the time it was brought under the Act, and who continues in such occupation;
(j) Caveats affecting the land registered since the date of the certificate, and
(k) Any town planning scheme or by-law authorized under "The Town Planning Act" or under the provisions of the charter of any city and any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to residential areas or zoning.
(l) Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.

Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

Deposit No. 26471
AMALGAMATION
Within Land Vested
In Canadian Tool & Die Ltd
REGISTERED June 11/80

REQUEST No. 80-35837
TO ISSUE NEW
MEMO IN ERROR
TO Canadian Tool & Die Ltd
REG June 11/80
VIDE CERT.
DEPT. DIST. REGISTRAR

REFER ANY DEALINGS
TO M. Grant
DATE JUN 06 1988

OCT 27 2014

All of this Certificate of Title is now
SP Lot 44 Block ___ Plan 22997 WLTO
in RLs 23, 29 + 31 + 33 St. Vital
~~Subject to any reservations shown above~~
Dated: Oct. 26/88 SD

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this Twenty-fifth day of October One thousand nine hundred and Sixty-three

Signed in the presence of

Deputy District Registrar
for Winnipeg,

Form No. AG-Y-4

From No. File 908704 — Transfer F 75206 — Application

REGISTERED

Encumbrance	The 25th day of October 19 63	Canadian Tool & Die Works Ltd. TO Manitoba Development Fund	No. F 75207
Encumbrance $ 110,000	DISCHARGE OF MORTGAGE No. M95399 No. F75207 REG. July 16/75 AT 1:58 2:22 DEPUTY DISTRICT REGISTRAR	Deputy District Registrar	
Mortgage for Encumbrance $ 70,000	The 23rd day of Jan 1965	Canadian Tool & Die Works Ltd. TO Manitoba Development Fund	No. G53493
	No. M95400 DISCHARGE OF MORTGAGE No. G53493 REG. July 16/75 AT 1:51 DEPUTY DISTRICT REGISTRAR	Deputy District Registrar	
Mortgage for $25,000	The 15 day of 19 67	Canadian Tool & Die Wks. Ltd TO Manitoba Development Fund	No. H59433
	No. M95398 DISCHARGE OF MORTGAGE No. H59433 REG. July 16/75 AT 1:49 1:50 DEPUTY DISTRICT REGISTRAR	Deputy District Registrar	
Mortgage	The 21st day of Dec 19 70	Canadian Tool & Die Wks Ltd TO Her Majesty the Queen (Can.)	No. J98695
	REGISTERED 12:31 Deputy District Registrar	Deputy District Registrar	
Mortgage for	The 5th day of July 19 71	Canadian Tool & Die Works Ltd TO Her Majesty the Queen (Can)	No. K22077
	No. M86732 DISCHARGE OF MORTGAGE No. K22077 REG. June 13/75 AT 12:22 12:32 DEPUTY DISTRICT REGISTRAR	Deputy District Registrar	

NO. L97358 DEBENTURE MORTGAGE FOR 300,000 FROM Canadian Tool & Die Works Ltd TO Bank of Montreal REG. March 8/74 @ 11:54 DEPUTY DISTRICT REGISTRAR

No. 80-61926 1,000,000. Canadian Tool & Die Ltd. To The Bank of Montreal Reg. Sept. 23/80 REGISTRAR

No. 82-90362 DISCHARGE OF MORTGAGE No. 80-61926 REG. Dec 10/82 AT DEPUTY DISTRICT REGISTRAR

No. S58049 DISCHARGE OF MORTGAGE No. L97358 REG. July 07/78 AT 2:36 DEPUTY DISTRICT REGISTRAR

DATE: 2014/10/24
TIME: 13:52

MANITOBA

STATUS OF TITLE

TITLE NO: 1103923/1

PAGE: 1

STATUS OF TITLE.....:	**ACCEPTED**	**PRODUCED FOR..**	X
ORIGINATING OFFICE...	WINNIPEG	**ADDRESS.....**	
REGISTERING OFFICE...	WINNIPEG		
REGISTRATION DATE....	1989/05/24		
COMPLETION DATE.....	1989/05/26		
		CLIENT FILE...	NA
		PRODUCED BY...	A.KASERBAUER

LEGAL DESCRIPTION:

CANADIAN TOOL & DIE LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

SP LOT 44 PLAN 22997 WLTO
IN RLS 23, 29 AND 31 TO 33 PARISH OF ST VITAL

ACTIVE TITLE CHARGE(S):

1179960/1 ACCEPTED MORTGAGE **REG'D:** 1989/07/18
FROM/BY: CANADIAN TOOL & DIE LTD.
TO: BANK OF MONTREAL
CONSIDERATION: **NOTES:**

1844933/1 ACCEPTED MORTGAGE **REG'D:** 1994/09/30
FROM/BY: CANADIAN TOOL & DIE LTD.
TO: BANK OF MONTREAL
CONSIDERATION: $750,000.00 **NOTES:**

3876800/1 ACCEPTED MORTGAGE **REG'D:** 2010/01/06
FROM/BY: CANADIAN TOOL & DIE LTD.
TO: BANK OF MONTREAL
CONSIDERATION: $2,800,000.00 **NOTES:**

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	CANADIAN TOOL & DIE LTD. 1331 CHEVRIER BLVD WPG, MB	R3T 1Y4

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1158151/1	EREQ	1989/05/24	$0.00	$0.00

PRESENTED BY: ANHANG, WALSH & CO.
FROM: CANADIAN TOOL & DIE LTD.
TO:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM ON 2014/10/24 OF TITLE NUMBER 1103923/1

********** STATUS OF TITLE 1103923/1 CONTINUED ON NEXT PAGE **********

Manitoba
Conservation and Water Stewardship
Administration and Finance
200 Saulteaux Crescent, Box 85
Winnipeg, MB R3J 3W3
T 204-945-7098 F 204-945-2385
www.manitoba.ca

November 10, 2014
File # 15087

Mr. Josh Markham
Stantec Consulting Ltd.
603-386 Broadway
Winnipeg, MB R3C 3R6

Dear Mr. Markham:

Re: 1331 Chevrier Boulevard, Winnipeg, MB

This letter summarizes the information found in the current records maintained by the Department of Conservation and Water Stewardship.

- *Hazardous waste generator:*
  - Issued to: Canadian Tool & Die
    Status: Operating
    Operation ID: 12523; Generator number: MBG01264
    Approved wastes: UN1263A Paint or paint related material; UN1993 Flammable liquids; UN1805 Phosphoric acid; UN3082KC EHS Liquid (lead) – used oil; UN1814 Potassium hydroxide, solution

- *Hazardous waste receiver/processor:*
  - Issued to: Canadian Tool & Die
    Status: Operating – burn off oven
    Operation ID: 12523
    Licence number: 192 HW

There are no records of any outstanding work orders or environmental incidents found pertaining to the above-mentioned property. This site is not listed as an impacted or contaminated site in our files.

Yours truly,

Lorie Saflor
Administrative Services Clerk

Disclaimer attached
(GST registration # R107863847)

DISCLAIMER

Enclosed is the information requested with respect to your recent File Search Request. This response summarizes the information found in current records maintained by Manitoba Conservation and is for informational purposes only. No representation or responsibility is assumed whatsoever as to the completeness of this information as it related to the environmental condition or prior incidents associated with the property in question. In order to obtain more complete information on the property, persons may wish to retain the services of a qualified consultant for the purpose of conducting an environmental audit.