

*City of Brandon*

# Phase I – Environmental Site Assessment Former Brandon Scrap Iron and Metals, Ltd., Brandon, Manitoba

*Prepared for:*

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## **SECTION 1.0 INTRODUCTION**

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# SECTION 1.0 INTRODUCTION

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## **1.0 INTRODUCTION**

### **1.1 General**

Earth Tech (Canada) Inc. was retained by the City of Brandon to conduct a Phase I - Environmental Site Assessment on four (4) properties located at 9-1<sup>st</sup> Street, 17 Pacific Avenue, 218 Pacific Avenue, and 308 Pacific Avenue in Brandon Manitoba.

The four (4) parcels of land have the following legal description:

- Lot 13 – 22 Block 39 Plan 4, and Lots 13 to 22 Block 38 Plan 4 BLTO
- Lot 37 – 43 and portions of Lot 44 Block 40 Plan 4 BLTO
- Lot 17 – 22 Block 37 Plan 4 BLTO
- Lot 15 – 24 Block 36 Plan 4 BLTO

A location plan and site plan are shown as Figures 1.1 and 1.2, respectively.

The purpose of this investigation was to provide an independent professional opinion regarding the potential for soil and groundwater contamination and/or other potential environmental liabilities due to historical and present land use.

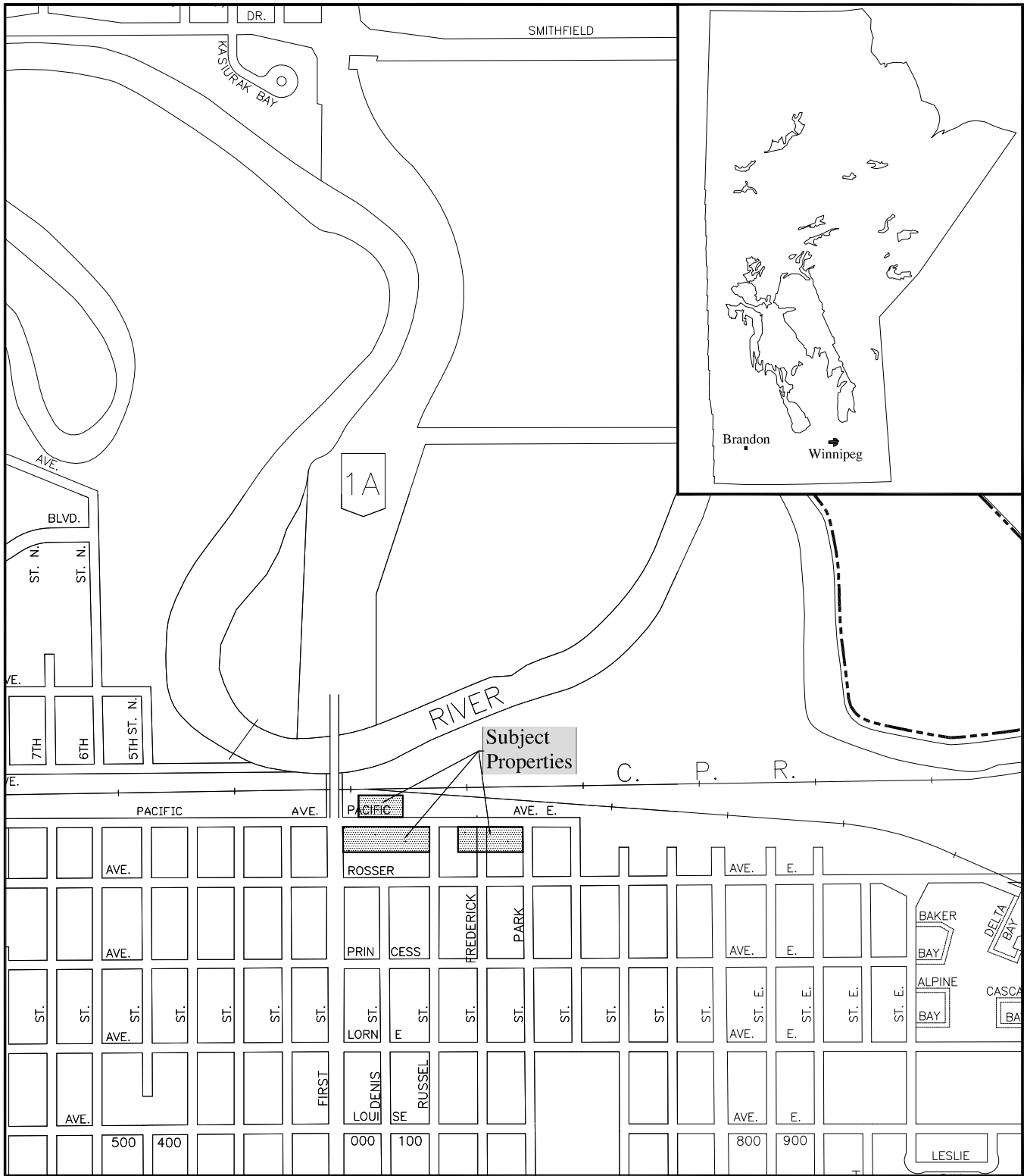
While an environmental site assessment does not guarantee that a site is “clean” (i.e. free of contamination), it is considered part of the due diligence that should accompany any property transaction or development. The present study was designed to meet the requirements of the CSA standard Z768-94 and as required the assessors’ qualifications have been included in Appendix A.

This investigation was conducted by Earth Tech’s Winnipeg office. Production and use of this report is conditional upon the terms as outlined in the agreement signed by Mr. Ted Snure, on July 3, 2002 authorizing the work to proceed.

### **1.2 Scope of Work**

The environmental division of Earth Tech Canada Inc. was retained by the City of Brandon to conduct a Phase I - Environmental Site Assessment of the building and properties located at 9-1<sup>st</sup> Street, as well as 17, 218 and 308 Pacific Avenue in Brandon, Manitoba. There are four properties that were the subject of the investigation, however, the properties located at 218 and 308 Pacific Avenue share a common boundary and were therefore treated as one property. The subject properties are identified in Figure 1.2.

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no.	y/m/d	revision	app.

**Location Plan**  
**Phase I & II of Four Properties in**  
**Brandon, Manitoba**

**EARTH TECH**

Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.5381

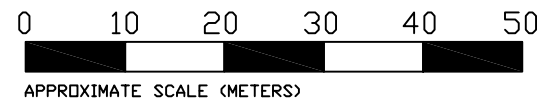
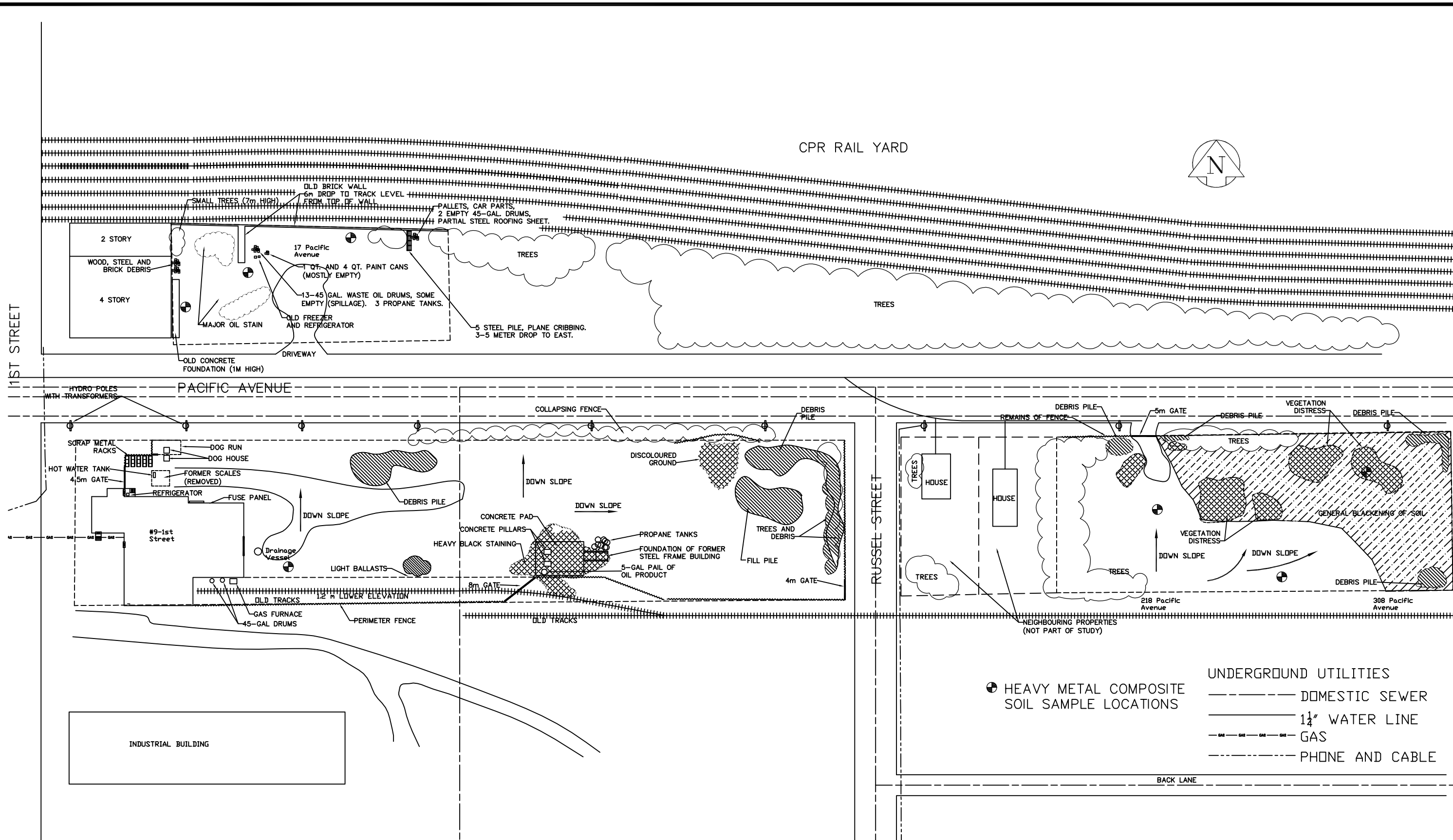
designed <b>CB</b>	scale <b>N.T.S.</b>	y/m/d <b>2002/07/03</b>
drawn <b>CB</b>	project no. <b>57359-0000</b>	
checked <b>KMA</b>	figure no. <b>1.1</b>	rev. <b>A</b>
approved <b>KMA</b>		

The work undertaken in the completion of this report included the following tasks:

- A Manitoba Conservation file search;
- An historical land title search;
- An historical aerial photograph review;
- Henderson directory search;
- Interviews with neighbors and people familiar with the site;
- Inspection of the site;
- Review of flooding potential;
- Review of geological maps;
- Review of waste disposal site locations;
- Review of Manitoba Conservation Water Branch well logs; and
- Evaluation of the information and preparation of a report.

This report summarizes the findings of our investigation and provides an overview of the environmental liabilities of the site in relation to the Canadian Council of Ministers of the Environment (CCME) guidelines.

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<p>Site Plan Phase I &amp; II of Four Properties in Brandon, Manitoba</p> <p><b>EARTH TECH</b></p> <p>Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.6381</p>				<p>designed CM</p>	<p>scale N.T.S.</p>	<p>y/m/d 2002/07/05</p>
				<p>drawn CM</p>	<p>project no. 57359-0000</p>	
				<p>checked SJB</p>	<p>figure no. 1.2</p>	<p>rev. A</p>
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## **SECTION 2.0 HISTORICAL REVIEW**

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## SECTION 2.0 HISTORICAL REVIEW

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Analyzing available documentation from the following sources completed the historical review:

- Land title search;
- Henderson directory search;
- Earth Tech's interviews with neighbors and people familiar with the site;
- Manitoba Conservation documentation ;
- Aerial photograph review; and
- Soil and geological review.

### 2.1 Land Titles Search

A historical land title search was conducted at the Brandon Land Titles Office (BLTO). The search was conducted back to at least 1947. Table 2.1. shows the current and past owners for each property.

**Table 2.1(a): Land Titles Search Results for 9-1<sup>st</sup> Street**

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
The City of Brandon	1841012	November, 2001	1781888	Parcel 1: Lots 18 to 22 Block 38 Plan 4 BLTO...in W ½ 24-10-19 WPM Parcel 2: Lots 13 to 22 Block 39 Plan 4 BLTO...in W ½ 24-10-19 WPM Parcel 3: All that portion of Dennis Street abutting Lot 22 in Block 39 and abutting Lot 13 in Block 38 Plan 4 BLTO...in W ½ 24-10-19 WPM.
Brandon Scrap Iron & Metals Limited	1781888	February, 2001	90295	Parcel 1: Lots 18 to 22 Block 38 Plan 4 BLTO in W ½ 24-10-19 WPM Parcel 2: Lots 13 to 22 Block 39 Plan 4 BLTO in W ½ 24-10-19 WPM Parcel 3: All that portion of Dennis Street abutting Lot 22 in Block 39 and abutting Lot 13 in Block 38 Plan 4 BLTO in W ½ 24-10-19 WPM.

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
Brandon Scrap Iron & Metals Limited	90295	February, 1961	69766 68643 61518 70911 76620	Lots 18 to 22 both inclusive, in Block 38 and Lots 13 to 22, both inclusive, in Block 39...and all that portion of Dennis St. abutting Lot 22 in Block 39 and abutting Lot 13 in Block 38, as said St., Lots and Block are shown on said Plan No. 4.
David Solomon Weiss	68643	January, 1952	37134	Lots 13 to 16, both inclusive, excepting thereout the most northerly 75 feet in depth thereof, in Block 39, as shown on a plan of part of the City of Brandon in MB, registered in the BLTO as No. 4.
David Solomon Weiss	61518	October, 1948	61517	Lot 17 and 18 and the most northerly 75 feet of Lots 13, 14,15 and 16, all in Block 39, as shown on a plan on part of the City of Brandon in MB registered in the BLTO as No. 4.
David Solomon Weiss	70911	December, 1952	52426	Lot 19 to 22, both inclusive, in Block 39, as shown on a plan of part of the City of Brandon in MB registered in the BLTO as No.4.

Table 2.1(b): Land Titles Search Results for 17 Pacific Avenue

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
The City of Brandon	1756537	October, 2000	91179	Lots 37 to 43 and that portion of Lot 44 Lying east of the following described land: commencing at a point on the southern limit...all in Block 40 Plan 4 BLTO exc all mines and minerals vested in the crown (Manitoba) by the real property act. W 1/2 24-10-19 WPM.
Brandon Scrap Iron & Metals Limited	91179	July, 1961	63843 63844 58451	Lots 37 to 43, both inclusive, and that portion of Lot 43 lying east of the following described line...registered in the BLTO as No. 4.
Bell Bottling Company Limited	63843	November, 1949	58451	Lots 40 to 43, both inclusive in Block 40, as shown on a plan of part of the City of Brandon in MB, registered in the BLTO as No.4. Excepting hereout the most easterly 6.56 feet of said Lot 40.

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
Bell Bottling Company Limited	63844	November, 1949	49722	Lots 27 to 39, both inclusive and the easterly 6.56 feet of Lot 40 all in Block 40 as shown on a Plan of part of the City of Brandon in MB, registered in the BLTO as No. 4.
Samuel and Joseph Boroditsky	58451	April, 1947	46082	Lot 40, 41, 42, 43, and all that portion of Lot 44 lying east of the following described line...on a plan of part of the City of Brandon in MB registered in the BLTO as No.4. Excepting thereout the most easterly 6.56 feet of said Lot 40.

Table 2.1(c): Land Titles Search Results for 218 Pacific Avenue

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
The City of Brandon	1756518	October, 2000	109874 113022	Lots 17 to 22 Block 37 Plan 4 BLTO exc all mines and minerals vested in the crown (Manitoba) by the real property act. W 1/2 24-10-19WPM.
Brandon Scrap Iron & Metals Limited	109874	October, 1968	108655	Lots 17, 18, 19 Block 37, as shown on a plan of part of the City of Brandon, in Manitoba, registered in the BLTO as No. 4 and Plan of Special Survey No. 1108.
David Solomon Weiss	108655	May, 1968	101051	Lots 17, 18, 19 Block 37, as shown on a plan of part of the City of Brandon, in Manitoba, registered in the BLTO as No. 4 and Plan of Special Survey No. 1108.
Ida Louisa Brenneman, wife of Norman Brenneman	101051	July, 1965	84455	Lots 17, 18, 19 Block 37, as shown on a plan of part of the City of Brandon, in Manitoba, registered in the BLTO as No. 4 and Plan of Special Survey No. 1108.
Norman Brenneman	84455	August, 1958	78345	Lots 17, 18, 19 Block 37, as shown on a plan of part of the City of Brandon, in Manitoba, registered in the BLTO as No. 4 and Plan of Special Survey No. 1108.
Brandon Scrap Iron & Metal Limited	113022	April, 1970	112446 112445 43817	In the City of Brandon...Lots 20, 21, and 22, in Block 37, as shown on a Plan registered in the said office as No. 4.

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
Peter Sokalski	112446	December, 1969	43817	An undivided 1/2 interest in Lots 21 and 22 in Block 37, as shown on a Plan of part of the City of Brandon, in MB, registered in the BLTO as No. 4 and Plan of special survey No. 1108.
Peter Sokalski	112445	December, 1969	40670	Lot 20, in Block 37, as shown on a Plan of part of the City of Brandon, in MB, registered in the BLTO as No. 4 and Plan of Special Survey No. 1108.
Harry Miska	43817	February, 1955	28496	Lot 21 and 22 in Block 37 in the City of Brandon in the Province of Manitoba....in the BLTO as Plan No.4.
Harry Miska	40670	February, 1930	37571	Lot 21 in Block 37 in the City of Brandon in the Province of Manitoba.....now of record in the BLTO as Plan No. 4.

Table 2.1(d): Land Titles Search Results for 308 Pacific Avenue

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
The City of Brandon	191801	May, 1990	36271	Parcel 1: Lot 34 Block 25 Plan 4 BLTO exc Sly 10 feet In SW ¼ 24-10-19 WPM. Parcel 2: All mines and minerals in the following described land as set forth ...In SW ¼ 24-10-19 WPM Parcel 3: Lots 11 and 12 Block 34 Plan 4 BLTO In W ½ 24-10-19 WPM Parcel 4: Lots 23 and 24 Block 36 Plan 4 BLTO In W ½ 24-10-19 WPM Parcel 5: Lots 23 and 24 Block 37 Plan 4 BLTO In W ½ 24-10-19 WPM.
The City of Brandon	36271	February, 1927	NA	Lot 17 in Block 9, Lots 34, 35 and 36 in Block 25...Lots 23 and 24 in Block 36...all in the City of Brandon, in the Province of Manitoba as shown on a plan of subdivision of part of 24-10-19 WPM in the said province registered in the BLTO as Plan No. 4.

Owner	Certificate No.	Date Acquired	From Certificate(s)	Description
The City of Brandon	189957	February, 1990	34292	Parcel 1: All that portion of Lot 36 Block 30 Plan 4 BLTO...in W ¼ 24-10-19 WPM Parcel 2: All mines and minerals in the following description land as set forth...in SW ¼ 24-10-19 WPM Parcel 3: Lot 15 to 22 Block 36 Plan 4 BLTO In W ½ 24-10-19 WPM.
The City of Brandon	34292	October, 1925	S10229.26318	Lots 25 and 26 in Block 30; Lots 7, 9,10, and 13 to 22 both inclusive in Block 36 – All in the City of Brandon in the Province of Manitoba as shown on a plan of subdivision of part of 24-10-19 WPM in said province registered in the BLTO as Plan No. 4.

Copies of the Certificates of Title are given in Appendix B.

A review of the land title search indicated that David Weiss owned part of the property located at 9-1<sup>st</sup> Street since at least 1948 and transferred the holding to Brandon Scrap Iron and Metal Inc. in 1961. Brandon Scrap Iron and Metal Inc. obtained the property located at 17 Pacific Avenue in 1961, which was previously owned by the Bell Bottling Company Ltd. since 1949. The property located at 218 Pacific Avenue was under separated land titles prior to 2000. The western portion of this property was acquired by Mr. Weiss in 1968 and was previously owned by Mrs. Ida Brennehan. This property was transferred to Brandon Scrap Iron and Metal Inc. later the same year. The eastern portion of the property was acquired by Brandon Scrap Iron and Metal Inc. in 1970, which was purchased from Mr. Peter Sokalski. The property located at 308 Pacific Avenue has been registered to the City of Brandon since at least 1925. All four properties are currently registered to the City of Brandon.

## 2.2 Henderson Directory

A search of the City of Brandon Henderson Directory was completed to verify the use of the properties from 1947 through 2000. The search was completed using the addresses of 9-1<sup>st</sup> Street and 17 Pacific Avenue and the name of the occupant was identified for the search years as shown in Table 2.2. The search indicates that Manitoba Hide and Fur has been located at 9-1<sup>st</sup> Street since at least 1950 and Brandon Scrap Iron and Metal had occupied the same address since at least 1951.

**Table 2.2 Henderson Directory Search Results**

<b>Year</b>	<b>9-1<sup>st</sup> Street</b>	<b>17 Pacific Avenue</b>
2000	Manitoba Hide and Fur Brandon Scrap Iron and Metal Recycling Ltd.	No listing was found
1990	Manitoba Hide and Fur Brandon Scrap Iron and Metal Recycling Ltd.	
1970	Brandon Scrap Iron and Metal Co. Scrap Batteries, Tiers, and Metal Manitoba Hide and Fur	
1960	Manitoba Hide and Fur Brandon Scrap Iron and Metal Ltd.	
1951	Manitoba Hide and Fur Brandon Scrap Iron and Metal Ltd.	
1950	Manitoba Hide and Fur	
1947	Manitoba Hide and Fur was Not Present	

### 2.3 Interviews

#### **Mr. Les Connor, Paddock Drilling, Brandon**

Mr. Les Connor, a long-time Brandon resident was familiar with the subject site and consented to an interview. Mr. Connor indicated that Mr. David Wiess, a former City Councilor, originally owned the facility. Since Mr. Wiess's health failed, his daughter reportedly operated the business for the past few years. Mr. Connor presumed the City had acquired the property due to non-payment of property taxes.

Mr. Connor jokingly referred to the property as "Skunk and Junk" due to the odours generated by the hides; and, to the collection of batteries, metals and scrap vehicles brought to the subject property. Mr. Connor described some of the activities undertaken at the site. Mr. Wiess would hire students and other casual labourers to wield sledgehammers to break up batteries for lead recovery. This activity took place largely directly behind (east) of the main building at 9-1<sup>st</sup> Street. He also indicated the facility collected hides under the name Manitoba Hide and Fur Company; and, scrap metals under the name Brandon Scrap Iron.

Mr. Connor also indicated that he had heard that the CP Rail property below (north) the site towards the Assiniboine River might be contaminated. Mr. Connor also was aware of the Imperial Oil Limited storage facility to the south of the subject property. He indicated fertilizer storage as well as hydrocarbon storage was associated with this facility.

### **Employees of Horizon Deck and Patio**

Horizon Deck and Patio uses the Horizon Building to the northwest of the subject property for storage; and, while we were at the site east of the Horizon Building a couple of employees were available and were interviewed. One of the two had been with Horizon for several years and had observed 1<sup>st</sup> hand some of activities on the subject site. He again referred to the property as “Skunk and Junk”, but stated the main activity since he had observed it was the collection of scrap automobiles. He was also aware of the battery salvage operation and the collection of hides. Other than confirmation of information gained from Mr. Connor, little new information was gained.

### **Residential Properties**

There are two apparently residential properties located east of 9-1<sup>st</sup> Street across Russell Street. The attempts to contact the residents of these properties during the site investigation were unsuccessful.

### **Manitoba Conservation Documentation**

A file search request was made to Manitoba Conservation’s Winnipeg office in July of 2002 to determine the status of the four properties. Mr. Ron Slater of Manitoba Conservation’s Brandon regional office indicated that the property located at 9-1<sup>st</sup> Street in Brandon was registered as a hazardous waste generator of waste batteries in 1992. The property has also been identified as an impacted and/or contaminated site and Manitoba Conservation still maintains an impacted site file on it. There is no record of a petroleum storage tank system being operated by either Brandon Scrap Iron & Metal Recycling Ltd. or Manitoba Hide and Fur. Manitoba Conservation also indicated that there were at least two (2) refrigeration units located on the property at 17 Pacific Avenue and the City of Brandon has been advised of their responsibility to dispose of these units. The operation of Brandon Scrap Iron & Metal Recycling Ltd. and/or Manitoba Hide and Fur was prosecuted in 1998 for the transportation of dangerous goods that were improperly documented. A copy of the file search results has been included in Appendix D.

## **2.4 Aerial Photograph Review**

Aerial photographs were reviewed for the years 1947, 1958, 1964, 1977, 1980, 1993 and 1996. The 1947 aerial photograph (Appendix C) indicates that the majority of the subject properties and surrounding properties have been developed. The subject property located at 9-

1<sup>st</sup> Street consists of more than one parcel of land since Dennis Street extends to Pacific Avenue. The parcel of land west of Dennis Street appears to have three (3) buildings along 1<sup>st</sup> Street with the remainder of the parcel still undeveloped. The parcel of land east of Dennis Street appears to have four (4) buildings along Dennis Street with the remainder of the property still undeveloped. The property located at 17 Pacific Avenue has also undergone development and there is a building that appears to be at least three stories tall. The area west of the building appears to be undeveloped. The property located at 218 Pacific Avenue also appears to have undergone development, however the buildings on this property appear to be residential in nature. The configuration of the buildings would also suggest that at the time the photograph was taken, the subject property at 218 Pacific Avenue comprised more than one parcel of land. The subject property located at 308 Pacific Avenue appears to be undeveloped, and is used as a “short cut” connecting Park Street to Pacific Avenue.

The 1958 aerial photograph (Appendix C) indicated that the property located at 9-1<sup>st</sup> Street has undergone significant changes compared to the 1947 photograph and the property is configured similar to what it looked like during our visit. All the buildings that were present in 1947 have been removed and a new building has been constructed along 1<sup>st</sup> Street. The property also now extends from 1<sup>st</sup> Street to Russell Street and a spur-line appears to enter the property from the south. The property located at 17 Pacific Avenue has also undergone some development. A piece has been added to the west side of the building located on the property. The piece that was added does not appear to be as tall as the original building and only occupies the northern third of the property. The properties located at 218 and 308 Pacific Avenue are relatively unchanged, with the exception of more trees, since the 1947 aerial photograph. The neighboring properties have undergone some changes and include the development of the property located east of 17 Pacific Avenue, the further definition of a roadway connecting Park Street and Pacific Avenue, the further development of the property located south of 218 Pacific Avenue, and the reconfiguration of the buildings located west of 9-1<sup>st</sup> Street.

In 1964, the aerial photograph (Appendix C) indicates that the properties located at 9-1<sup>st</sup> Street, and 218 and 308 Pacific Avenue have not changed significantly since the 1958 photograph. However, the building located at 17 Pacific Avenue appears to be missing part of the roof. The neighboring properties have also remained unchanged, with the exception of the property located east of 17 Pacific Avenue. Some of the buildings that were present in the 1958 photograph have been removed.

The 1977 aerial photograph (Appendix C) indicates that changes have occurred on the subject properties included in this study. A fence has been added around the property located at 9-1<sup>st</sup> Street and the debris piles located around the edge of the property have significantly increased in size. Considerable changes are visible at 17 Pacific Avenue that include the removal of the building located on the east side of the property, and the introduction of debris piles

throughout the site. The partial collapse of the roof on the remaining building is also evident. The property located at 218 Pacific Avenue has also undergone considerable changes. All the buildings that were present in the 1964 photograph have been removed from the property and the property now appears to be used for storage of scrap metal. The property located at 308 Pacific Avenue has remained unchanged. The surrounding properties, for the most part, have remained unchanged since the 1964 aerial photograph, with the exception of the property located east of 17 Pacific Avenue.

The 1980 aerial photograph (Appendix C) indicates that no significant changes have occurred on the subject properties or the surrounding properties compared to the 1977 photograph. Some changes that have occurred include the removal of a small piece from the east side of the building located at 9-1<sup>st</sup> Street and the increased material stored at 218 Pacific Avenue.

In 1993, the aerial photograph (Appendix C) indicated that the property located at 9-1<sup>st</sup> Street resembles the assessed configuration of the property and no significant visible changes have occurred since the 1980 photograph. The property located at 17 Pacific Avenue has undergone considerable changes since the 1980 photograph. The buildings that were present in the 1980 photograph have been removed with the exception of a few brick walls and more material from the scrap metal yard is being stored on the property. The material being stored at 218 Pacific Avenue in 1980 was removed from the property by the time the 1993 photograph was taken, and it appears that a partial fence was constructed along Pacific Avenue in that time period as well. The property located at 308 Pacific Avenue has remained visibly unchanged since the 1980 aerial photograph was taken. With the exception of more vegetation present on the property located east of the 17 Pacific Avenue and the addition of a building on the property located south of 308 Pacific Avenue, the surrounding properties have not changed significantly compared to the 1980 photograph.

The 1996 aerial photograph (Appendix C) indicated that the subject properties have not undergone any significant changes compared to the 1993 photograph and the only visible change is the addition of more material on the properties. With the exception of the extra debris present on the properties in 1996, the 1996 aerial photograph shows the properties in their assessed configuration. No significant changes to the surrounding properties are visible compared to the 1993 aerial photograph.

Indications from the aerial photograph review suggest that the properties located at 9-1<sup>st</sup> Street, 17 Pacific Avenue, and 218 Pacific Avenue, have had buildings present on the property since at least 1947, and that the property located at 308 Pacific Avenue has remained visually undeveloped since 1947. The aerial photographs also indicated that the properties have undergone substantial changes from the configuration in 1947 to their assessed configuration. In that time frame the surrounding properties have also undergone some changes, but have

been visually similar to the configuration at the time of our visit since at least 1977. Copies of the selected aerial photographs are contained in Appendix C.

## **2.5 Soil and Geological Review**

A review of Manitoba Soil Survey Soils Report Number 6, Report of Reconnaissance Soil Survey of Rosburn and Virden Map Sheet Area indicates that all four properties are located on the Benchlands Complex. The Benchlands Complex has been developed on a thin surface of fine to medium textured alluvial and outwash deposits over a substratum which may contain cobble, gravel, shaly gravel, and or modified boulder till. The surface texture ranges from loam to heavy clay loam, which ranges from 25.4 to 45.7 cm (10 to 18 inches) in thickness. The general topography of the complex is smooth and very gently sloping. The soil also has good to excessive drainage due to the coarse textured subsoil.

The Geological Highway Map of Manitoba 1987 indicates that the subject property is constructed on material from the Cretaceous period of the Mesozoic era and consists of speckled calcareous and carbonaceous shale.

## **2.6 Site Inspection**

An inspection of the subject property was conducted on July 4, 2002. Visual inspection of the site was needed to obtain and document information about site topography, surface water and drainage, fill material and debris, surface staining, surface soil conditions, storage areas for solvents or other chemicals, and the location of wells and utilities. Adjacent properties were also observed to determine the presence of sources of potential contamination, which may have migrated to the subject property. Dr. Ken Adam, Ph.D., P.Eng and Mr. Craig Blair, C.E., E.I.T conducted the on site portion of Earth Tech's Phase I Environmental Assessment.

## **SECTION 3.0 GENERAL SITE DESCRIPTION**

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## SECTION 3.0 GENERAL SITE DESCRIPTION

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### 3.0 GENERAL SITE DESCRIPTION

The subject properties are presently registered to The City of Brandon. We understand the properties have recently been reclaimed by the City of Brandon to pay outstanding taxes. The closest body of water is the Assiniboine River, located less than 270 m north of all four properties. There are no other major sources of surface water that would be cause for concern. A review of the Environment Canada Flood Risk Map for the City of Brandon indicates that subject properties are located outside the area identified to be at risk of flooding as a result of high flows on the Assiniboine River. The subject properties have an approximate elevation of 370 m above mean sea level as given by topographical map 62 G/13, Department of Energy, Mines, and Resources; information current as of 1981. The ground water withdrawal demands in the area are expected to be relatively low since the City of Brandon provides a municipal water supply from the Assiniboine River as a source for potable water. It is likely that the building located at 9-1<sup>st</sup> Street received potable water from the City of Brandon. The wastewater generated on the site was disposed of via the municipal sewer system maintained by the City of Brandon. The closest known landfill site (dumpsite) is at least 3.6 km (2.3 miles) away to the southeast.

A review of the well logs obtained from the Groundwater Division, Natural Resources Department, Province of Manitoba, indicates that the soils in the vicinity of the site are highly variable. However the typical lithology of the soils around the site would include layers of fine to course sand and gravel overlaying layers of either clay or stony till. The layers of sand and gravel ranged from approximately 0.5 m to more than 5.5 m in thickness. A layer of boulders can be expected to be encountered somewhere between 9 m to 18 m below ground level.

## **SECTION 4.0 SITE CONDITIONS**

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## **SECTION 4.0**

### **SITE CONDITIONS**

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#### **4.1 SITE CONDITIONS**

##### **4.1.1 9-1<sup>st</sup> Street**

The property located at 9-1<sup>st</sup> Street is approximately 150 m by 32 m and was occupied by one building. It appeared that the building contained office and storage space for Brandon Scrap Iron and Metal Ltd. and Manitoba Hide and Fur, as well as an area believed to be used for the tanning of animal hides. The remainder of the site consisted of a storage area covered with gravel (Photograph 1). It is likely that this area was used to store scrap metal and derelict automobiles. An abandoned rail spur line enters the property from the south about midway between the east and west extents of the property and continues along the southern property line. Immediately north of where the spur line enters the property a concrete pad, which appears to be the remains of a shearing mechanism, was present.

Land use on the surrounding properties appeared to be primarily commercial, with the exception of two properties located east of 9-1<sup>st</sup> Street, which appeared to be residential. Horizon Builders and 17 Pacific Avenue are located north of the subject property across Pacific Avenue. The property located across Russell Street, east of the subject site, appeared to be residential and contained a house, however no one was present to confirm the status of the house. The Canadian Islamic Trust owns the property located south of the subject site. This property was formerly owned by Imperial Oil and is still occupied by the Imperial Oil buildings. The properties located west of the subject property, across 1<sup>st</sup> Street, were all commercial properties and include Mohawk and Lawn Boy.

##### **4.1.2 17 Pacific Avenue**

The property located at 17 Pacific Avenue is approximately 57 m by 24 m and did not contain any buildings, however, there were the remains of several brick walls located at the west end of the property. This property was likely used most recently to store scrap metal and debris associated with Brandon Scrap Iron and Metal Ltd. as well as derelict automobiles (Photograph 2). The site was covered with gravel fill and vegetation was overtaking the property.

Land use on the surrounding properties appeared to be primarily commercial/industrial, with Horizon Builders located immediately west of the subject property. The Canadian Pacific Railroad main line and train yard was located immediately north of the property. The property to the east of the subject site was undeveloped and was primarily covered with vegetation; however there was some evidence that unauthorized dumping has occurred. The property

located across Pacific Avenue, south of the subject site, was occupied by Brandon Scrap Iron and Metal Ltd. and Manitoba Hide and Fur at 9-1<sup>st</sup> Street.

#### **4.1.3 218 and 308 Pacific Avenue**

A review of the land titles for these properties indicated that the property operated as part of Brandon Scrap Iron and Metal Ltd. at 218 Pacific Avenue extended beyond the eastern property line and occupied a significant portion of the property located at 308 Pacific Avenue, which is owned by the City of Brandon. As a result, these two properties will be described as one property.

The properties located at 218 and 308 Pacific Avenue are approximately 130m by 33m in total and did not contain any buildings at the time of our inspection. The western portion, approximately 80 m in length, appears to have been used as another storage area for Brandon Scrap Iron and Metal Ltd and there were the remains of a fence around this area. The area contained within the boundary of the fence likely contained scrap metal, derelict vehicles, and any other debris associated with the scrap yard and is covered with gravel fill, which has been overtaken with vegetation. The remaining area of the two properties, making up the eastern extent of the subject property, is undeveloped and is primarily covered with gravel with some vegetation present and a soil pile. A visual inspection of this remaining area revealed no significant cause for concern, no significant foreign material appeared to exist within the soil pile and no odours of concern were noted.

The majority of the surrounding properties appeared to be undeveloped with the exception of the residential property located west of the subject site and the commercial property located east of the subject site across Park Street. The property north of the subject site, across Pacific Avenue, appeared undeveloped, however, the Canadian Pacific Railroad and main line were located immediately north of that property. The property located south of the subject site was also undeveloped, however, there are residential properties and one commercial property located south of the alleyway along Rosser.

Photos of the site can be found in Appendix E.

## **4.2 INSPECTION FINDINGS**

### **4.2.1 9-1<sup>st</sup> Street**

Prior to 1951 the property located at 9-1<sup>st</sup> Street was registered to Manitoba Hide and Fur and one small building was located on the property. After 1951 Brandon Scrap Iron and Metal Inc. was also registered at the same address and by 1958 the building and property had a configuration similar to the observed configuration. A walk-through site inspection was carried out on the subject property on the afternoon of July 4, 2002.

## General

The majority of the property located at 9-1<sup>st</sup> Street was contained within a fence that extended around the perimeter of the property. Access to the property was gained through a gate located at the southeast corner of the property. Two additional gates were present, one located across the spur-line located along the southern property line, and the second gate was located in the northwest corner of the property, north of the building. It should be noted that the gate across the spur-line contained a hole large enough for a person to pass through. The area contained within the fenced area was primarily covered with a mixture of gravel fill material and debris. Debris piles were located around the perimeter of the site (Photographs 3 and 4) and contained compressed gas tanks, tires, scrap wood, plastic pails, pieces of batteries, wiring, etc. There was an additional debris pile located in the northeast corner of the property (Photograph 5). Northwest of the aforementioned debris pile was a place where the fence, which was acting as a retaining wall, was failing (Photograph 6). The site generally appeared to drain to the northeast, however there were several areas within the fenced areas where water would pond. Surface runoff drains from the site onto Pacific Avenue, where the water eventually crosses Pacific Avenue and drains north towards the CP rail yard and ultimately the Assiniboine River.

The interior of the building consisted of four main areas, the office area, the storage and shipping area, the animal curing area, and the basement. The office area consists of seven rooms, which, for the most part, were empty (Photographs 7 and 8). One exception to this was one of the rooms located on the north side of the building, which still contained items in the storage area (Photograph 9). Another interior room contained several fire extinguishers located on the floor (Photograph 10). Access to the basement was gained from one of the rooms located in this area. The basement contained four rooms; one room used for general storage (Photograph 11) and did not contain anything that would be of concern. Another room was used as an employee room (Photograph 12) and contained the furnace. The furnace used natural gas as a heating fuel. The remaining two rooms were located beside the employee room and contained washrooms (Photograph 13). Also located in these rooms was the hot water tank.

The majority of the shipping and storage area was located south of the offices, and included a small portion east of the office area that extended to the northern limits of the building. The shipping and storage area was divided into two large rooms. The 1<sup>st</sup> room surrounded the offices and appeared to have been a shipping area since there was a large sliding door located along the west wall (Photograph 14). Based on the material that remained in the room, it would appear that this room was also used as a general storage. The majority of the material left in this room did not present any cause for concern, but it was noted to contain nine (9) bottles of “Kleen Flo” starter fluid, one (1) container of diesel conditioner, and one (1) container of “Restore” cleanser (Photograph 15) was located along the north wall of this area.

Access to an additional storage area located south of the shipping area was also gained through this room. This area did not contain any items of concern. The shipping and storage areas were heated with overhead heaters that were fueled with natural gas. Some water was present on the floor at the time of the inspection.

The last area located within the building was the animal hide curing area. This area was located east of the shipping area and extended from the shipping area to the eastern limit of the building and from the south to the north limits of the building. This area was used to cure animal hides and as a result the floor was covered with a large quantity of salt (Photograph 16). Some of the salt from this area appeared to have been absorbed by the concrete grade beam and may have affected the structural integrity of the concrete (Photograph 17). Based on the location of the grade beam located around the perimeter of this area, it appeared that there was no floor in this area. If the curing area was exposed to more moisture, the absence of a floor would be a cause for concern, but since this area was used to dry hides it is unlikely to have been exposed to significant quantities of moisture to be a cause for concern.

Also located in the animal hide curing area were two (2) small work areas located in the southeast corner (Photographs 18 and 19). This area was also heated with an overhead space heater fueled with natural gas. There were at least three (3) 5-gallon pails of motor oil and at least three (3) partially filled 45-gallon drums of hydraulic fluid located in this area. All the pails had lids firmly placed on the pails and the drums either had the bungs firmly placed in the lids or there was a hand pump present in the lid.

Power to the building was supplied via an underground power line that connected to the breaker panel located outside along the north wall of the building (Photograph 20).

### **Hazardous Waste or Materials**

The remains of a structure, which consisted of a concrete slab and steel beams at grade level, were found immediately north of the area where the spur line enters the property. This area appeared to have been covered with waste oil, which extended off the concrete pad (Photograph 21). There was also a 5-gallon pail of what appeared to be waste transmission fluid without a lid located in this area. Just south of this area, between the tracks in the spur line was another area of intense staining (Photograph 22). It was difficult to determine if the staining was a result of a spill that occurred on the track or if the spill originated from the aforementioned concrete pad since the retaining wall also showed signs of staining. In addition to the aforementioned stained area, there were several areas of staining located through out the site.

Just northeast of the concrete pad was an area that contained several decommissioned propane tanks as well as a partially full 50-gallon drum of what appeared to be waste oil (Photograph 23). Also located in this area were a number of 20-pound propane tanks.

Located along the north fence amongst the debris were five (5) 50-gallon drums that contained fill material. It is unknown what was contained within the drums, but there were pieces of plastic, batteries, metal, wood, wire, and some gravel visible on the surface of the barrels.

As mentioned earlier there were at least three (3) 5-gallon pails of motor oil and at least three (3) partially filled 45-drum of hydraulic fluids located in the animal curing area of the building. There were another two empty barrels located outside, just east of the building, which appeared similar to the barrels located within the building.

### **Polychlorinated Biphenyl's (PCBs)**

Although the ballasts on the light fixtures within the building were not inspected, given the apparent age of the fixtures it is a fair assumption to consider that the ballasts likely contain PCBs. In addition to the light ballasts located in the building, there was a pile of light ballast located in the yard, east of the building (Photograph 24). Some of the ballasts located near the surface of the ballast pile were checked and most did not contain PCBs. However, not all the ballasts located in the pile were checked at the time of the inspection. Therefore, until all the ballasts contained within the pile can be checked, the pile of ballasts should be considered to contain PCBs. There were two (2) pole-mounted transformers located just north of this property approximately at the corner of Pacific Avenue and 1<sup>st</sup> Street. Manitoba Hydro has indicated that the transformers contains less than forty-five parts per million of PCBs and were therefore considered PCB free.

Federal and Provincial regulations restrict the handling and disposal options of PCB-containing devices such as old fluorescent lighting ballasts.

### **Ozone Depleting Substances**

There were two (2) refrigerators present on the property, one located north of the building on the porch of the side door and the second was located in the scrap yard east of the building (Photograph 25). Federal and Provincial regulations restrict the manufacture, use, and recovery options of ODS-containing devices such as refrigerators, air conditioners, dehumidifiers, and heat pumps.

It should be noted that the refrigerators observed on the property had locking doors still attached to the refrigerator. This was cause for concern because a hole in the gate across the spur line was noticed, making the site accessible to children and since there were residential

properties located close by, there is a potential risk that children playing in the scrap yard could get trapped in the refrigerators.

#### **Asbestos-containing Material**

No apparent asbestos-containing material was observed in the building located on the property during the site visit. Federal and Provincial regulations restrict the use, handling, and disposal of asbestos-containing materials.

#### **Urea-Formaldehyde Foam Insulation (UFFI)**

No UFFI was observed in any part of the building located on the property during the site visit.

#### **Air Emissions**

Potential sources of air emissions from the property at 9-1<sup>st</sup> Street consist of the exhaust from the furnace and overhead space heaters located throughout the building. The furnace and space heaters were all fueled by natural gas. Other air emissions from the site might include refrigerant from the refrigerators located on the subject sites.

#### **Aboveground (AST) and Underground Storage Tanks (UST)**

At the time of the site visit, no evidence of aboveground or underground storage tanks was observed on the property. However a plywood covered hole containing two 300mm steel pipes that appeared to run underground to the north and the east (Photograph 26) was located just east of the building.

#### **Sumps and Drains**

At the time of the site investigation there did not appear to be any sumps in or around the building. The wastewater generated from the building was collected and treated by the City of Brandon municipal sewage system. The buried pipes identified in the covered hole east of the building were suspected to function as drains towards Pacific Avenue at one time, potentially conveying waste liquids from battery and radiator destruction activities near the building.

### **4.2.2 17 Pacific Avenue**

The land title search indicated that prior to 1961 the property located at 17 Pacific Avenue was registered to Bell Bottling Company Limited and the majority of the property was occupied by one large building as indicated by air photographs. After 1961 Brandon Scrap Iron and Metal Inc. was the registered owner of the property and by 1964 the buildings located on the property appeared to have fallen into a state of disrepair. These buildings were demolished sometime between 1964 and the present since the observed property did not contain any

above-grade building structures. A walk-through site inspection was carried out on the subject property on the afternoon of July 4, 2002.

### **General**

The property observed at 17 Pacific Avenue was a vacant lot used for general storage by Brandon Scrap Iron and Metal Inc. There were no buildings located on the property at the time of the site visit but there were the remains of buildings, the foundation and portions of several brick walls, were located on the western half of the property. At the time of the site inspection the site was covered with gravel fill and vegetation was overtaking the property. Debris was located throughout the property and included refrigerators, plastic pails, pieces of wood and metal, barrels and compressed gas tanks. Access to the property was gained from Pacific Avenue, which was located south of the property. The site generally drained to the northeast on towards the CP rail yard and ultimately the Assiniboine River.

### **Hazardous Waste or Materials**

There were at least fifteen (15) 45-gallon barrels located along the east side of one of the remaining building walls on the property. At the time of the site visit some of the barrels were full or partially full of what appeared to be waste oil. There were three (3) propane tanks, approximately one and a half meters in length and a half meter in diameter, located just east of the fifteen (15) barrels. Just south of this area were several partially full one (1) and four (4) liter paint cans (Photograph 27).

Hydrocarbon staining was noted on the ground in various locations throughout the site; however there were two (2) areas of significant staining. The 1<sup>st</sup> area of significant staining was located about halfway between the area where the previously mentioned barrels were located and the southern limit of the property (Photograph 28). The stained area was at least 16 m by 3 m. The second area of significant staining was located west of the previously mentioned barrels (Photograph 29). The stained area was approximately 10 m by 13 m and was partially surrounded by some of the brick wall that remained on the property.

### **Polychlorinated Biphenyl's (PCBs)**

At the time of the site investigation nothing was observed on the property that would be suspected to contain PCBs, however there were two (2) pole-mounted transformers located on a hydro pole located across Pacific Avenue. These transformers have been mentioned in a previous section and according to Manitoba Hydro contained less than forty-five parts per million of PCBs and were considered PCB free.

Federal and Provincial regulations restrict the handling and disposal options of PCB-containing devices such as old fluorescent lighting ballasts.

### **Ozone Depleting Substances**

At the time of the site visit there were two (2) refrigerators located on the property (Photograph 2) located south of area where the barrels were located. Federal and Provincial regulations restrict the manufacture, use, and recovery options of ODS-containing devices such as refrigerators, air conditioners, dehumidifiers, and heat pumps.

It should be noted that the refrigerators observed on the property had locking doors still attached to the refrigerator. This was cause for concern because the site was accessible to children and since there were residential properties located close by, there is a potential risk that children playing in the scrap yard could get trapped in the refrigerators.

### **Asbestos-containing Material**

No apparent asbestos-containing material was observed on the property during the site visit. Federal and Provincial regulations restrict the use, handling, and disposal of asbestos-containing materials.

### **Urea-Formaldehyde Foam Insulation (UFFI)**

No UFFI was observed on the property during the site visit.

### **Air Emissions**

Potential sources of air emissions might include refrigerant from the refrigerators located on the subject sites.

### **Aboveground (AST) and Underground Storage Tanks (UST)**

At the time of the site visit, no evidence of aboveground or underground storage tanks were observed on the property.

### **Sumps and Drains**

At the time of the site investigation there were no sumps or drains observed on the property.

## **4.2.3 218 and 308 Pacific Avenue**

Before Brandon Scrap Iron and Metal Inc. owned the property at 218 Pacific Avenue the parcel was under two (2) separate titles. The 1<sup>st</sup> piece of property was acquired from Ida Brenneman in 1968 and the second piece of property was acquired from Peter Sokalski in 1970. Prior to the transaction both were used as residential properties and both contained residential buildings. After 1977 the buildings were removed from the property, to allow use as storage for scrap metal. The property located at 308 Pacific Avenue was also made up of two (2) titles. The City of Brandon has been the registered own of both titles since at least

1927. A walk-through site inspection was carried out on the subject property on the afternoon of July 4, 2002.

### **General**

The property located at 218 Pacific Avenue was a vacant lot formerly used for general storage by Brandon Scrap Iron and Metal Inc. at the time of our visit. There were no buildings located on the property but the site contained the remains of a fence. At the time of the inspection the site was covered with gravel fill, with vegetation overtaking the property. Small debris was located throughout the property, but the large debris remaining on the property was generally collected into three (3) piles located approximately in the northwest, northeast and southeast corners of the property. Access to the property was gained via Pacific Avenue, from the north. The site generally drained to the northeast towards the CP rail yard and ultimately the Assiniboine River.

The property located at 308 Pacific Avenue was vacant at the time of the site visit and covered with gravel fill with some of the site being overtaken with vegetation. There was one soil pile located in the northeast corner of the property, which appeared to have been dumped on the site. Access to the property was gained from Pacific Avenue, which was located north of the property, and Park Street, which was located east of the property. The site appeared to drain to the northeast towards the CP rail yard and ultimately the Assiniboine River.

### **Hazardous Waste or Materials**

At the time of the inspection there did not appear to be any containers or barrels that would be cause for concern located on either property. However, the area used by Brandon Scrap Iron and Metal Inc. had a general discoloration of the ground with some areas showing more staining and vegetation distress than others. There were two larger areas of staining and vegetation distress that are approximately 6 m by 7 m and 9 m by 11 m respectively approximately located in the middle of the property (Photograph 30).

### **Polychlorinated Biphenyl's (PCBs)**

At the time of the site investigation nothing was observed on the property that would contain PCBs. Federal and Provincial regulations restrict the handling and disposal options of PCB-containing devices such as old fluorescent lighting ballasts.

### **Ozone Depleting Substances**

At the time of the site visit there was nothing located on either property that would be cause for concern with respect to ozone depleting substances.

### **Asbestos-containing Material**

No apparent asbestos-containing materials were observed on the property during the site visit. Federal and Provincial regulations restrict the use, handling, and disposal of asbestos-containing materials.

### **Urea-Formaldehyde Foam Insulation (UFFI)**

No UFFI was observed on the property during the site visit.

### **Air Emissions**

There was nothing on either property that would be a source of air emissions.

### **Aboveground (AST) and Underground Storage Tanks (UST)**

At the time of the site visit, no evidence of aboveground or underground storage tanks were observed on the properties.

### **Sumps and Drains**

At the time of the site investigation there were no sumps or drains observed on the property.

## **4.3 NEIGHBOURING PROPERTIES**

Land use in the vicinity of the subject properties included undeveloped portions in addition to a combination of commercial/industrial and residential areas. The properties around 9-1<sup>st</sup> Street that were cause for concern included the property immediately south, which was formerly occupied by Imperial Oil. It has been reported that this property was used to distribute farm chemicals; pesticides, herbicides, and fertilizers. Another property of concern was the Mohawk service station located southwest of 9-1<sup>st</sup> Street. The rail yard owned by Canadian Pacific Railway, located north of the four subject sites, was only a minor concern since the rail yard is at least 2 m lower than the subject properties. The remaining properties that neighbour the subject properties are primarily residential or undeveloped and were not a cause for concern.

## **SECTION 5.0 CONCLUSIONS AND RECOMMENDATIONS**

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## SECTION 5.0

### CONCLUSIONS AND RECOMMENDATIONS

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#### 5.1 PRELIMINARY SOIL INVESTIGATION

Preliminary soils testing was performed in conjunction with the Phase I site investigation to acquire a better understanding of the current site conditions. One sample, identified as "W", was collected from the property located at 9-1<sup>st</sup> Street from an area where it appeared battery breaking had occurred. Three (3) samples were collected from the property located at 17 Pacific Avenue and were collected such that a composite, identified as "N", of the three (3) samples would provide a representative sample of the surficial soil conditions throughout the property. Three (3) samples were also collected from the properties located at 218 and 308 Pacific Avenue. Again the three (3) samples that were collected such that a composite sample, identified as "E", would represent the surficial soil conditions within the fenced area. An additional sample, identified as "E Bat", was analyzed from the western-most composite test pit since the concentration of debris encountered in this area was much greater than the other two areas. Therefore the additional sample was analyzed to determine if the extra battery debris located in this test pit significantly affected the composite sample. Prior to collecting a sample approximately 0.15 m of the surface material was removed using a spade in an attempt to remove the surface debris from the sample. The sample was then collected from this excavated area using a spade and was placed in a plastic bag where composite samples were made, and then transferred into glass jars provided by the testing laboratory. Figure 1.2 shows the location of the sample collection site for each property. The results of the soil analyses are summarized in Table 5.1 (copies of certificates of analysis can be found in Appendix F).

**Table 5.1: Results of the Laboratory Analysis**

Parameter	Soil Sample Result (mg/kg Dwt.)				CCME Criteria (mg/kg)	
	N	E Bat	E	W	Residential/Parkland	Industrial
<b>Arsenic - Total</b>	12.1	66.7	34.8	70.1	12	12
<b>Barium - Total</b>	2190	31.5	386	2.92	500	2000
<b>Beryllium - Total</b>	2.03	0.46	0.46	< 0.06	4	8
<b>Bismuth - Total</b>	0.1	4.97	2.34	9.01	*	*
<b>Cadmium - Total</b>	0.88	4.7	3.83	2.12	10	22
<b>Chromium - Total</b>	23.9	19.2	31.6	9.5	64	87
<b>Cobalt - Total</b>	7.33	8.2	8.22	1.39	50	300
<b>Copper - Total</b>	78.2	106	120	63.6	63	91
<b>Lead - Total</b>	215	125000	68300	38300	140	600
<b>Molybdenum - Total</b>	4.57	2.6	3.21	1.88	10	40

<b>Nickel - Total</b>	28.4	26.2	34.2	15.1	50	50
<b>Selenium - Total</b>	0.7	1.8	1.4	1.1	3	10
<b>Silver Total</b>	< 1	< 1	< 1	< 1	20	40
<b>Strontium - Total</b>	913	134	127	38.1	*	*
<b>Thallium - Total</b>	0.2	2.4	1.3	1.3	1	1
<b>Tin - Total</b>	< 4	9	< 4	80	50	300
<b>Uranium - Total **</b>	3.33	0.875	0.982	0.119	*	*
<b>Vanadium - Total</b>	27.2	16	17.4	4.31	130	130
<b>Zinc - Total</b>	489	803	1090	75	200	360

\*CCME Guidelines do not yet exist ([http://www.ccme.ca/assets/pdf/e1\\_062.pdf](http://www.ccme.ca/assets/pdf/e1_062.pdf))

\*\*Manitoba Guidelines for Uranium in Soil:

Value Classification	A	B	C
Level (ppm)	4	20	150

A – Naturally occurring levels (inorganic) or detection limit (organic).

B – In-depth analysis is necessary at this threshold level.

C – Significant contamination which may required immediate corrective action.

Analysis of the samples collected from the properties at 218 and 308 Pacific Avenue (E and E Bat) show that the sample collected from the western-most test pit (E Bat) has only had a low to moderate skewing effect, if any effect, on the composite sample (Sample E).

As indicated in Table 5.1, some of the parameters included in the analysis of the composite samples exceeded the Canadian Council of Ministers of the Environment (CCME) criteria for industrial and residential/parkland use. The most noticeable parameter that has been exceeded was lead. The fact that the lead concentrations in the soil samples were high was not a surprise since it has been reported that batteries were broken on the site to collect the lead from them. In fact batteries and pieces of batteries were encountered throughout the east and west properties and, as mentioned earlier, it was difficult to collect a sample from the eastern property without including battery pieces with the sample.

Another parameter in which all the samples exceeded the CCME criteria was arsenic. The composite sample collected from the property located at 17 Pacific Avenue just exceeded the comparison criteria and had the lowest arsenic concentration of the four (4) properties. The other three samples analyzed contained approximately three (3) to six (6) times the maximum acceptable concentration listed in the CCME criteria.

In addition to lead and arsenic other parameters including copper, tin, zinc, thallium, and barium had at least one sample that exceeded the CCME criteria. The presence of copper, tin and zinc were not unexpected since the property was used to store scrap metal. Another two

parameters of interest are strontium and uranium. There are currently no CCME criteria for comparison, but none of the samples analyzed for uranium exceeded the Manitoba guidelines.

## **5.2 CONCLUSIONS AND RECOMMENDATIONS**

The property located at 9-1<sup>st</sup> Street was registered to David Weiss since at least 1952 and the property has had a similar configuration to the assessed one since at least 1958. The property located at 17 Pacific Avenue was registered to Brandon Scrap Iron and Metal Inc. since 1961 and was similar to the assessed configuration since at least 1993. The property located at 218 Pacific Avenue was registered to Brandon Scrap Iron and Metal Inc. since 1968 with a configuration as assessed during our visit since at least 1977. The property located at 308 Pacific Avenue has been registered to the City of Brandon since at least 1925 with a similar configuration since at least 1947. The City of Brandon owned all four (4) properties at the time of our inspection.

The Phase I Environmental Site Assessment, investigated the possibility of contamination due to current and historical land use and included various historical searches, interviews with persons knowledgeable of the sites and neighbors and a site visit.

### **9-1<sup>st</sup> Street**

A concrete pad located along the south fence within the compound had intense apparent hydrocarbon staining present. The area located just south of this area, on the spur line also exhibited intense apparent hydrocarbon staining. Also located in this area was a 5-gallon pail that appeared to contain transmission fluid, and a partially full 50-gallon drum that appeared to contain waste oil.

There were additional full and partially full 5-gallon pails of motor oil located in the workshop area of the building along with partially full 45-gallon barrels of what appeared to be hydraulic fluid based on observation.

Although the individual light fixtures located within the building were not inspected at the time of the site visit, the fixtures appeared to have been installed at the time of construction of the building, and the light ballasts potentially contain PCBs. In addition to the light fixtures located within the building, there was a pile of light ballasts located east of the building. Most of the ballasts that were visible were labeled as not containing PCBs.

At the time of the investigation there were two refrigerators located on the property within the fenced compound. The refrigerators had locking doors that were still attached to the refrigerators. These were viewed as a moderate hazard.

An underground steel vessel/drain was located east of the building on the property. The vessel consisted of two steel pipes (approximately 300mm each) that were attached to the vessel; one extending to the north and one to the east. The purpose of the vessel was unconfirmed but likely acted as a drain towards Pacific Avenue.

The preliminary soil analyses performed during the Phase I site investigation indicated that the property has been impacted with lead, arsenic, copper, thallium, and tin in excess of the CCME comparison criteria, as well as having other heavy metals that did not exceed the criteria.

### **17 Pacific Avenue**

There were at least fifteen (15) 45-gallon barrels located on the subject property that were full or partially full of what was likely waste oil. These barrels were located along the east side of one of the remaining brick walls located on the property. There was also some intense hydrocarbon staining located west and south of the area where the barrels were located. The stained area occupied a total area of at least 150 square meters in size.

There were two (2) refrigerators located on this property as well. These refrigerators did not have locking doors, however the doors were still present on the refrigerators.

At the time of the Phase I investigation, no evidence of aboveground or underground storage tanks was encountered on the property.

The preliminary soil analyses performed during the Phase I site investigation indicated that the property has been impacted with lead, arsenic, copper, thallium, and tin in excess of the CCME comparison criteria, as well as having other heavy metals that did not exceed the criteria.

### **218 and 308 Pacific Avenue**

At the time of the Phase I investigation these properties only contained a few debris piles located around the perimeter of the property. The majority of the soil was discoloured likely as a result of hydrocarbon spills. Located within the discolored soil were two (2) main areas of significant apparent hydrocarbon staining.

No evidence was encountered during the investigation to suggest the existence of aboveground or underground storage tanks on either property.

The preliminary soil analyses performed during the Phase I site investigation indicated that the property was impacted with lead, arsenic, copper, thallium, and tin in excess of the CCME comparison criteria, as well as having other heavy metals that did not exceed the criteria.

In conclusion, we believe that there is substantial risk for environmental contamination considering the results of the preliminary soil analyses that were performed as well as the significant apparent hydrocarbon stains located on all four properties. The following actions are recommended:

- The immediate removal of the doors off the two (2) refrigerators located at 9-1<sup>st</sup> Street and removal of the doors off the two (2) refrigerators located at 17 Pacific Avenue. The refrigerators should be removed from the site as well but the removal of the doors is more important since both of the properties are potentially accessible to children.
- The excavation and removal of the underground vessel/drainage structure located east of the building at 9-1<sup>st</sup> Street. The soil from around and below the vessel should be collected and analyzed for hydrocarbons, heavy metals, pH and sulfides.
- The removal and disposal of the full and partially full hydrocarbon containing barrels and pails located on the properties located at 9-1<sup>st</sup> Street and 17 Pacific Avenue.
- The removal of the debris located around all of the properties, including old tires, old propane tanks, pieces of plastic and scrap metal, etc.
- The removal and disposal of the pile of ballasts located within the fenced compound at 9-1<sup>st</sup> Street.
- Earth Tech also recommends that a Phase II soil investigation should be undertaken to determine the extent of the heavy metals impact as well as the extent of the apparent hydrocarbon impacts at the stained areas. Since the native soil in the vicinity of the four (4) properties is known to be relatively variable, ground water monitoring wells should be installed at the same time that the soil investigation is undertaken so the ground water samples can be analyzed for hydrocarbons as well as heavy metals.

It should be noted that on August 8, 2002, the part of the north fence that was collapsing at 9-1<sup>st</sup> Street was secured to reduce the risk of further failure. However, this was only a temporary solution, and if the fence is to remain, a more permanent solution is recommended.

This study has been conducted following methods generally accepted within the industry. The evaluation and conclusion do not preclude the existence of chemical substances other than those identified herein, or the possibility that conditions vary throughout the area of investigation. Hence, this report should be used for informational purposes only and not regarded as a certification of the actual chemical composition of the site.

### **5.3 STATEMENT OF LIMITATIONS**

This Phase I Environmental Site Assessment (“ESA”) report was prepared based on historical documents reviewed, review of regulatory records and observations made during the inspection. Only those items, which are capable of being observed and are reasonably obvious

to Earth Tech personnel, or have been identified to Earth Tech by other parties, can be reported.

Earth Tech expressly disclaims any and all warranties in connection with this ESA and this report. This disclaimer of warranties includes, without limitation, any warranty that this ESA has uncovered all potential environmental liabilities associated with the Property. Earth Tech believes this report to be accurate; however, Earth Tech disclaims any warranty of the completeness or accuracy of information supplied to Earth Tech that was relied upon in the preparation of this report.

This ESA was prepared for the sole use of the Client and its professional advisors (legal counsel and financial institutions). Any use of this report, or any reliance on or decision based on it, by another party is the responsibility of such third party. Earth Tech accepts no responsibility for losses or damages which may be suffered by a third party as a result of decisions made or actions based on this report. Earth Tech is an engineering and environmental consulting firm and is not licensed to practice law. Therefore, this report should not be interpreted as providing legal advice or interpretations.

## **APPENDIX A QUALIFICATIONS OF ASSESSORS**

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# **Kenneth M. Adam, Ph.D., P.Eng.**

## **Senior Environmental Engineer**

### **Education**

Ph.D., Flow Thru Porous Media and Irrigation and Drainage, Colorado State University, Fort Collins, Colorado, 1967

M.Sc., Hydraulics and Soils, University of Manitoba, 1963

B.Sc., Civil Engineering, University of Manitoba, 1961

### **Professional Registrations**

Professional Engineer, Ontario Canada, 1998

Professional Engineer, Manitoba Canada, 1968

### **Professional Summary**

Dr. Adam is a specialist focusing on cold regions engineering, permafrost, winter roads, hydrology, hydrogeology, impact assessment, environmental licensing, industrial and linear siting (roads, pipelines, transmission lines), and contaminant management studies. As a senior consultant with over thirty years of experience on a wealth of notable water resources projects in western and northern Canada, Dr. Adam is nationally recognized.

During his early career, he held a number of progressive teaching positions leading to an Associate Professor role within the Civil Engineering Department at the University of Manitoba in Winnipeg. For the last 25 years of his career, Dr. Adam has held senior engineer, principal and president offices with major environmental engineering consulting firms in Manitoba. This role exposed him to numerous expert witness situations in front of public hearings, panels of inquiry and technical assessment and review boards. He enjoys expert status in several fields of specialization relating to cold regions engineering, winter roads, hydrology and hydraulics, hydrogeology, permafrost and environmental effects of water management. He has notable project experience on the Louisiana Pacific's Oriented Strand Board plant, the Maple Leaf Meats project in Brandon, and several resource sector developments in northern Canada as well as an impressive list of international projects.

Dr. Adam has worked from the High Arctic to the Antarctic. He was involved with the North Warning system across the Arctic Islands in the late 1980's and managed the planning, design, and construction of a rock-fill runway at Rothera Point, Antarctica for the British Antarctic Survey. Recently, Dr. Adam was Project Manager of the Environmental Impact Assessment work for Maple Leaf Meats in Brandon, Tolko's proposed Oriented Strand board plant in Kenora, Ontario, a major compliance audit of the Port of Churchill, and a major audit and clean-up at Pukatawagan, Manitoba. Dr. Adam is currently project manager of a major study of the Assiniboine River between Brandon and Portage la Prairie, Manitoba.



## **Professional Experience**

### *Impact Assessments*

Beetham Wastewater Treatment Plant, Port-of-Spain, Trinidad. Working on the baseline water quality monitoring and planning of the long-term monitoring of the Caroni River, Laventille Swamp and the Gulf of Paria, the possible receiving waters for the effluent.

Conawapa Hydroelectric Generating Station Impact Assessment, Manitoba Hydro. Responsible for the research and field studies dealing with the physical environment (water, soils, air) in reservoir, downstream and estuary.

Three Gorges Hydroelectric Generating Project, Yangtze River, China. One of several environmental monitors for the Canadian International Development Agency (CIDA) responsible for impacts on soil and water.

Cumberland Lake Level Environmental and Socio-economic Impact Assessment, Cumberland Lake, Saskatchewan. Project firector and hydrology and groundwater specialist for the Department of Northern Saskatchewan.

Canadian National Telegraph (CNT) line near Inuvik, NWT. Examined the long term environmental effects of the construction on the physical environment, particularly effects of erosion, thermal erosion and impacts on permafrost.

Panarctic Oils, High Arctic Natural Gas Development, Melville Island, NWT. Participated in the environmental assessment of gas field development and pipelines at Drake and Hecla Points, Melville Island.

Alaska Highway Pipeline Project, Yukon. Assessed effects on water, permafrost and air from pipeline construction in Arctic and permafrost conditions (thermal erosion, settlement, etc.).

Churchill River Diversion, Nelson House, Manitoba. Assessed effects of the diversion on the physical environment (water and soils).

Atomic Energy of Canada Limited, Underground Research Facility, Pinawa, Manitoba. Assessed the impact of Underground Research Laboratory on groundwater.

Western Energy Power Grid. Assessed environmental impacts on water and soils of the proposed power line connecting Manitoba, Saskatchewan and Alberta.

MacKenzie Valley Gas Pipeline, NWT. Assessed impacts on permafrost terrain protected by winter roads for the proposed pipeline. Testified numerous times before Berger Inquiry.

Louisiana-Pacific Corporation, Oriented Strand Board Plant, Swan River, Manitoba. Manager for the environmental impact assessment of the proposed plant. Addressed physical, biological and socio-economic aspects of the project. Testified before Manitoba Clean Environment Commission.

Tolko Industries Ltd., Oriented Strand Board Plant, Kenora, Ontario. Managed environmental approval process for the plant including water, groundwater, sewage, solid waste, gravel and O.S.B. plant in general.



Effluent Assimilation Study, Gull Bay, Ontario. Managed and participated in field studies assessing the assimilative capacity of the Gull River for receiving effluent.

Maple Leaf Meats Hog Processing Plant, Brandon, Manitoba. Responsible for all aspects of the environmental licensing of this major hog processing plant. Conducted research into numerous aspects of the plant (air emissions, manure management and employment), wrote large sections of the report and had prime responsibility for the quality of the Preliminary Steps License, Construction License, and Operating License including the Environmental Impact Assessment.

### ***Contaminant Management***

Phase I Environmental Site Assessments. Conducted and/or managed numerous Phase I Environmental Site Assessments (historical reviews, soil and groundwater investigations, hazardous materials identification and sampling and asbestos sampling) for sites under consideration for purchase, financing or re-financing including Curtis Tire; Expertire; a former ROCO refinery site, a Confidential Chemical Storage Facility for D'Arcy and Deacon Law Firm; Interprovincial Co-operative Chemical Plant all in Winnipeg. Also provided project management and participated in environmental audits of Ford Motor Company interest within Manitoba including Parkside Ford, Kelleher Lincoln Mercury, Wilton Ford Trucks, a vacant property in Brandon, Du-Rite Motors and, McPhillips Lincoln Mercury. Also managed and/or conducted Phase I ESAs on nine properties for the Business Development Bank of Canada from Flin Flon to Pilot Mound, Manitoba. Most recent ESAs have included four Indian Nursing Stations/Hospitals in northern Saskatchewan.

Phase II Environmental Site Assessments. Conducted and/or managed numerous Phase II (drilling programs) and Phase III (contamination delineation) studies, which included field investigation programs consisting of exploratory boreholes, well installations, soil/groundwater/air sample collection and analysis, asbestos surveys, preparation of investigation summary reports, preparation of corrective plans; and, development of probable costs to rehabilitate the property. Phase II ESAs included a service station at CFB Westwin for Defence Construction Canada; a bulk fuel facility for Imperial Oil Ltd. at Treherne, Manitoba; a bulk fuel facility for Imperial Oil Ltd. at Brandon, Manitoba; a sewage lagoon investigation and remediation monitoring at CFB Shilo for Defence Construction Canada; a Motorways Terminal in Thunder Bay for Gardewine North; at Curtis Tire ; at Expertire; at a former ROCO refinery site; and, at Interprovincial Co-operative's Chemical Plant all in Winnipeg. In addition, conducted/managed and/or conducted drilling programs and/or contamination delineation at several Ford Motor Company sites including Parkside Ford, Kelleher Lincoln Mercury, Wilton Ford Trucks and Du-Rite Motors and at nine properties for the Business Development Bank of Canada. More recent environmental audits have included Mid-Canada Truck Collision, Litz Crane and Rigging, Budget Rent-A-Car, New Bothwell Service, Linear Agra (Man.) Ltd., Carman, and Volvo GM Heavy Truck Corporation property in Regina, Saskatchewan. Most recent drilling programs have included four Nursing Stations/ Hospitals in northern Saskatchewan and two in north central Manitoba for Public Works Canada.

Phase IV Environmental Cleanups. Managed clean-up and/or tank removals at Parkside Ford, Kelleher Lincoln Mercury, Wilton Ford Trucks and McPhillips Lincoln Mercury. Major hydrocarbon clean-ups included Motorways Truck Terminals in Winnipeg and Thunder Bay. Managed clean-ups of heavy metal contaminated sites including Chisick Metals and a parking lot for McPhillips Street Casino, Winnipeg. Currently completing a clean-up of a garage in Richer, Manitoba.

Compliance Audit: Port of Churchill, Public Works Canada. Project manager and conducted on-site investigations and contributed in a major way to the final report.



### ***Hydrology, Hydraulics, and Water Management***

Runway at Rothera Point, Adelaide Island, Antarctica. Designed/sized rip-rap for runway extending into the sea at both ends. Rip-rap had to protect runway from waves, ice, and bergy bits.

Hecla Island Causeway, Manitoba. Studied wind/waves and designed/sized rock rip-rap for exposed faces of causeway in Lake Winnipeg.

Bridge Pier Protection, Manitoba. Investigated numerous rock protection works for bridge pier protection and have taught the subject (River Engineering) to Civil Engineering students as recently as 1993-95. Most recently provided advice on pier protection of Canadian National Railways bridge at Mile 50.4 Rivers Subdivision near Portage la Prairie.

Operation of Small Dams in Manitoba, Water Resources, Province of Manitoba. Produced operating procedures and rule curves for a number of small reservoirs.

Manitoba Hydro, Churchill River Diversion via Sturgeon River. Conducted a feasibility study including hydraulic considerations and cost estimates as an alternative to the Churchill River diversion.

Canadian National and Canadian Pacific Railways. Conducted hydrology studies and culvert/bridge opening designs from NW Ontario to Rogers Pass, BC. Hydrology advisor to Canadian National Railway on Regina Rail Relocation, and as hydrology and environmental Advisor to Parks Canada on Double-Track project at Banff and Lake Louise. Licensed a number of bridges for Canadian National including Dauphin and Portage la Prairie, Manitoba and White City, Saskatchewan, which involved completing environmental screening documents and addressing concerns of the Navigable Streams Act (Canadian Coast Guard) and Fisheries and Oceans Canada.

Overhill Drain Area of the Almassippi Wet Sands, Province of Manitoba. Project manager and principal researcher on this major study. Conducted soil and water investigations related to land drainage, designed drainage system, supervised construction and monitored drainage system for Water Resources Branch.

### ***Groundwater***

Groundwater Investigations. Conducted major groundwater investigations on Fisher River Indian Reserve, Fairford Indian Reserve, East St. Paul, and as a part of the Almassippi Wet Sands project. Conducted individual/well test investigations at numerous locations including Dryden, Ontario; Kenora, Ontario; Waywayseecappo Indian Reserve, Sioux Valley School water supply, Caron, Saskatchewan, and Hoddinott Road, East St. Paul. Water supplies and test wells for major agricultural and industrial developments at Portage la Prairie; Elkhorn; High Bluff; Schneider Plant, Winnipeg, Manitoba; Tolko Industries, Kenora, Ontario; and the City of Steinbach. Modeled, designed and constructed a polluted water injection system into a deep aquifer for Dorsey HVDC Converter Station. Presently conducting a long-term ground water monitoring program for Maple Leaf Pork's Hog Processing Plant in Brandon, Manitoba. Currently completing a groundwater investigation on the Fisher River First Nation.

Connery vs. Province of Manitoba. Well analysis and study of groundwater drawdowns during construction of the Greater Winnipeg Floodway Inlet Structure. Testified in Court of Queen's Bench.

### ***Linear and Industrial Siting Projects***

Short Range Radar sites from Coppermine to Gjoa Haven, NWT. Provided input to siting five sites on the subjects of air strips, water supply, permafrost and gravel sources.



Runway, Rothera Point, Adelaide Island, Antarctica. Project manager and prime investigator of studies to construct a 980-m runway. Personally investigated two sites, conducted surveys, produced preliminary designs, produced final design of runway and supervised final design and specifications of water supply, wharf and fuel facility at Rothera Point. Lead six-man crew during construction supervision.

Gillam to Churchill Powerline, Manitoba Hydro. Conducted routing studies and impact assessment on permafrost-affected area of Manitoba. Advised on erosion, thermal erosion and drainage considerations.

Gillam to Churchill Railway for EBA Consultants/CN Rail, Manitoba. Conducted hydrology study of permafrost-affected area of railway where thermal piles were being considered/used for stabilizing the rail bed.

Winter Road to Kigavik Mine, Baker Lake, NWT. Undertook the routing of a proposed winter road from Baker Lake, N.W.T. to the proposed mine side through permafrost terrain.

Canadian Arctic Gas Study Ltd., MacKenzie Valley Pipeline. Provided input to the routing of this proposed 48-inch pipeline through permafrost terrain. Advised on use of winter roads to support construction.

Foothills Pipelines Ltd., Foothills Pipeline, Yukon. Provided input to the routing of this proposed 48-inch pipeline through permafrost terrain. Advised on use of winter roads to support construction.

Foothills Pipelines Ltd., Dempster Highway Pipeline. Provided input to the routing of this proposed 48-inch pipeline through permafrost terrain. Advised on use of winter roads to support construction.

### *Agricultural Siting*

Rural Municipality of Portage la Prairie, Hog Producing Facility, Portage la Prairie, Manitoba. Investigated five sites with initial drilling program, chose preferred site and alternative, conducted environmental assessment, produced report and made final successful presentation to Municipal Council.

Rural Municipality of Wallace, Hog Producing Facility, Elkhorn, Manitoba. Conducted initial drilling program, chose preferred site, conducted environmental assessment, produced report and made successful final presentation to Municipal Council. Evaluated groundwater potential and designed small storage dam on nearby creek.

Major Hog Producing Facility, Rural Municipality of Cameron, Hartney, Manitoba. Investigated two major hog producing facilities in this area. Investigated several sites with initial drilling program, chose preferred site and alternative, conducted environmental assessment, produced report and made final successful presentation to Municipal Council.

### *Testimony*

Mackenzie Valley Pipeline Hearings, Yellowknife, NWT. Appeared before the Berger Inquiry four times on the topics of hydrology, permafrost, winter roads, geotechnical and environmental concerns.

Alaska Highway Pipeline Hearings, Whitehorse, Yukon. Appeared before the Hill Inquiry on the topics of hydrology, permafrost, winter roads, geotechnical and environmental concerns.

Alaska Highway Pipeline, Whitehorse, Yukon. Involved in Lysak Inquiry testifying on the topics of hydrology, permafrost, winter roads, geotechnical and environmental concerns.



Connery vs. Province of Manitoba. Conducted study, produced report and served as groundwater expert at trial.

Panel of Inquiry into Northern Flooding. Member of a cross-Canada Panel of Inquiry investigating impacts on northern aboriginal communities affected by flooding caused by the Churchill River Diversion.

Manitoba Hydro, Northern Flood Agreement. Ice expert in connection with effects on travel.

Trans-Canada Pipeline Ltd. before the National Energy Board, Ottawa, Ontario. Expert witness for environmental investigation of large-diameter pipeline looping project.

Portage Irrigators, Clean Environment Commission Hearings, Portage la Prairie, Manitoba. Appeared at Commission Hearings as hydrology/hydraulics expert with respect to a proposed diversion from the Assiniboine River.

Central Plains Water Task Force, Clean Environment Commission Hearings, Portage la Prairie, Manitoba. Appeared at Commission hearings after a major study and report with respect to a proposed diversion from the Assiniboine River.

Woodlands Farms, Portage la Prairie Rural Municipal Council Hearings. Appeared before Council on a proposed major agricultural development with respect to siting and design.

Wallace Rural Municipal Council on behalf of the Plainview Farm's. Appeared before Council on proposed major agricultural development with respect to siting and design.

Louisiana-Pacific Corporation, Clean Environment Commission Hearings, Swan River, Manitoba. Appeared with respect to siting, groundwater, surface water, engineering and other environmental matters.

### ***Certificates of Approval Applications***

Tolko Industries Limited, Kenora, Ontario. Conducted studies dealing with siting, soils, hydraulics, groundwater and environment to produce Application for Certificate of Approval of Municipal and Private Water and Sewage Works; Application for Approval of Industrial Sewage Works - Preliminary Information; Application for Permit to Take Water; Application for Approval of a Waste Disposal Site; and, Application for Certificate of Approval - Air. Reports Contributing to the Applications included: Preliminary Report on Water Supply Options for Tolko's Kenora Oriented Strand Board Plant; Well Inventory Survey of Residents Surrounding Future Tolko OSB Site in Kenora, Ontario; Hydrology Report on the Tolko Site, Kenora, Ontario; Hydrogeological Report - Report on the Deep Test Well, Tolko OSB Site, Kenora, Ontario; Air Dispersion Modelling for Tolko Industries; Noise Impact Study for Proposed Tolko Industries Oriented Strand Board Plant in Kenora, Ontario; Kenora OSB Plant Traffic Impact Study; Geotechnical Study of Tolko Site 7; Site Condition Verification Report, Site 7; Site Condition Verification Report, Site 11; Tolko Industries Ltd. Final Siting Report, Kenora, Ontario Area OSB Plant; Background Document for Site Selection, Project Screening and Public Input, Oriented Strand Board Manufacturing Plant, Kenora, Ontario; and, Tolko Industries Ltd. Initial Siting Report, Kenora, Ontario Area OSB Plant.

### ***International Projects***

Runway, Rothera Point, Adelaide Island, Antarctica. Managed project in its entirety for British Antarctic Survey, Cambridge, England.



Three Water Supply Schemes in Indonesia for CIDA. Contributed to project definition for water supply projects in Mataram, Lombok and Kupang.

Three Gorges Project, Yangtze River, China. Advisor to CIDA on environmental aspects associated with this major hydroelectric project.

Mandan Power Line, Manitoba to Nebraska. Contributed water, groundwater, and soils input to siting of this 500 kV proposed power line. Contributed to overall environmental application.

Beetham Wastewater Treatment Plant, Port-of-Spain, Trinidad. Currently involved with the environmental baseline monitoring and planning of the long-term monitoring of this design/build project.

### **Special Training**

TDG Training  
First Aid Training

### **Professional Memberships**

Association of Professional Engineers and Geophysicists of Manitoba (A.P.E.G.M.)  
Association of Professional Engineers of Ontario (A.P.E.O.)

### **Presentations**

Winter Roads and Snow/Ice Runways: University of Manitoba, Carleton University, University of Alberta, University of British Columbia, McGill University, National Research Council of Canada, Cold Regions Research and Engineering Laboratory, Hanover, New Hampshire, University of Alaska, Fairbanks, University of Christchurch, New Zealand, Australian National Antarctic Research Establishment, Hobart, Tasmania and the British Antarctic Survey, Cambridge, U.K.  
Antarctica: Naturalist's Society of Manitoba; Association of Professional Engineers of Manitoba; Faculty of Engineering, University of Manitoba; Rotary Club of Winnipeg.

### **Publications**

Adam, K.M. and N. Lawson. 1994. *Environmental Guidelines for the Construction, Maintenance and Closure of Winter Roads in the Northwest Territories*. CSCE Annual Conference Proceedings. Winnipeg.  
Adam, K.M. 1992. Foreword in *Sigfusson's Roads*, Watson and Dwyer, Winnipeg.  
Adam, K.M. 1984. Winter Roads Chapter in *Snow Engineering*, National Research Council of Canada, Ottawa.  
Adam, K.M. and R. Piotrowski. 1979. *Effects of Snow on Northern Utilities Delivery Systems*. Northern Utilities Delivery Conference. Edmonton.  
Adam, K.M. et al. 1979. *Layered Soil Model Criteria for Unsteady Drainage*. International Association of Hydrologists.  
Adam, K.M. 1978. *Building and Operating Winter Roads in Canada and Alaska*. DIAND, Ottawa.  
Adam, K.M. and R. Frederking 1975. *Snow Engineering Research Needs in Canada*. Technical Memo No. 115, NRC, Ottawa.  
Adam, K.M. and N. Brandson 1974. *Hydraulic Analysis of Winnipeg Sump Inlets*. J. Water Pollution Control Fed. 45(12).



- Adam, K.M. 1974. *Water supply in the Allocative Conflicts in Water Resource Management*. Agassiz Centre for Water Studies. Winnipeg.
- McWhorter, D.B., A.T. Corey, and K.M. Adam 1973. *The Elimination of Trapped Gas from Porous Media*. Soil Science 116(1).
- Adam, K.M. 1972. *Winter Road Bibliography*. Environmental Protection Board, Winnipeg.
- McWhorter, D.B., A.T. Corey, and K.M. Adam. 1971. *Mass Transport of Entrapped Gas from Porous Media*. A.I.C.E. and A.S.P.E. Conference, Houston.
- Adam, K.M., G.L. Bloonsburg, and A.T. Corey. 1969. *Diffusion of Trapped Gas from Porous Media*. Water Resources Research. Colorado State University 5(4). Fort Collins.
- Adam, K.M. and A.T. Corey. 1967. *Diffusion of Entrapped Gas from Porous Media*. Hydrology Paper No. 27, Colorado State University. Fort Collins.

### **Employment History**

- 1996 - present, Earth Tech Canada, Senior Environmental Engineer
- 2000 - present, Adam Stevenson & Associates Ltd., President. Independent Consultant, primarily to Earth Tech Canada
- 1990 - 1996, Adam Stevenson & Associates Ltd., President. Independent Consultant, primarily to SENTAR Consultants Ltd.
- 1976 - 1990, Templeton/I.D. Engineering Company/I.D.Systems Ltd., Principal and President of I.D.S. 1984-1990.
- 1967 - 1976, Civil Engineering Department, University of Manitoba, Assistant/Associate Professor.
- 1963 - 1965, Agricultural and Civil Engineering Department, University of Manitoba, Lecturer.
- 1961 - 1962, Water Control and Conservation, Province of Manitoba, Junior Engineer



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# Craig Blair, E.I.T.

## Engineer in Training

### Education

BSc, Civil Engineering, University of Manitoba, 1999

### Professional Registrations

Engineer in Training, Manitoba, 2000

### Experience Summary

Mr. Blair is an engineer in training in Earth Tech Canada's Winnipeg office, with experience in projects ranging from environmental site assessments to surface water monitoring and sampling. His past experience has included traffic data and population studies and construction management, including demolition, rehabilitation and new construction.

### *Ground and Surface Water Quality*

**City of Brandon, Eastview Landfill Groundwater Monitoring, Brandon, MB.** Participated in the field management and collection of groundwater samples from the 22 piezometers located on the property. This work includes the determination of groundwater elevations, preparing the wells for sampling, and collecting groundwater samples.

**Maple Leaf Meats Inc., Groundwater Monitoring, Brandon, MB.** Participated in the field management and collection of samples from the groundwater piezometers located throughout the property. This includes the determining the groundwater elevations and collecting groundwater samples for field and laboratory analysis.

**City of Brandon, Assiniboine River Assessment, Brandon MB.** Participated in the field management and collection of field data required for the water quality model, including the collection of water samples from 14 sites on the Assiniboine River, as well as locations on the Souris River, Cypress River, Willow Creek, Epinette Creek, Baers Paw Gulch, and various groundwater springs along the river bank in the study area. The collection of effluent samples from the City of Brandon municipal lagoon discharge, the Maple Leaf Meats wastewater treatment facility discharge, and the Simplot/Manitoba Hydro drainage ditch were also included in the assessment. Additional field data collected included alga and sediment samples from several locations in the study area, and the installation of dissolved oxygen and temperature data loggers at 4 locations in the study area.

**R.M. of Victoria Beach, Groundwater Study, Victoria Beach, MB.** Participated in a groundwater contamination study, including the field management of sampling the existing wells for laboratory analysis, the installation and sampling of piezometers for laboratory analysis, determining the groundwater elevation, well preparation for sampling and the report preparation.

**R.M of Victoria Beach, Groundwater Study, Victoria Beach, MB.** Participated in a groundwater contamination study, which included the field management of the installation of 11 piezometers, determining the groundwater elevation and flow direction, the preparation of the 11 piezometers for



sampling, sampling the 11 piezometers and 8 existing wells located in the study area, and report preparation.

**Maple Leaf Meats Inc., Well Disinfection, Brandon, MB.** Disinfection of a monitoring well located on the Maple Leaf Meats Inc. site, which included the disinfection process, water sampling for field and laboratory analysis, and report preparation.

**Fisher River First Nation, Groundwater Assessment, Fisher River, MB.** Participated in the preliminary groundwater assessment, which included locating known wells and determining the static groundwater elevation.

#### *Phase I Environmental Site Assessments*

**City of Brandon, Brandon, MB.** Performed a Phase I Environmental Site Assessment of three properties formerly owned by Brandon Scrap Iron and Metal Inc. and Manitoba Hide and Fur which included the site investigation and report preparation.

**Willms and Shier., Grunthal, MB.** Participated in the report preparation for a Phase I Environmental Site Assessment of the Stottco Swine hog barn.

**City of Winnipeg, Winnipeg, MB.** Participated in the Phase I Environmental Site Assessment of two parcels of land including the site investigation and report preparation.

**Canada Mortgage and Housing Corporation, Richer, MB.** Participated in the Phase I Environmental Site Assessment of a house, workshop, and a 17 acre lot, which included a site investigation and report preparation.

**Peak of the Market, Winnipeg, MB.** Participated in the Phase I Environmental Site Assessment of the Peak of the Market office, warehouse, and distribution building, which included a site investigation and report preparation.

**Moffat Communications Ltd., Winnipeg, MB.** Performed a Phase I Environmental Site Assessment of the former Melrose Coffee Company processing plant, which included a site investigation and report preparation.

**Elite Swine Inc., Southern Manitoba and Alberta.** Participated in report preparation of Phase I Environmental Site Assessments of various hog barns and feed mills.

**Scouten Mitchell Sigurdson & Associated Ltd., Phase I and II ESA, Winnipeg, MB.** Participated in the Phase I and partial Phase II Environmental Site Assessment of the Canadian Pacific Railway spur line, which included the site investigation and near surface soil sampling for laboratory analysis, and report preparation.

**SMC Development Inc., Steinbach, MB.** Performed a Phase I Environmental Site Assessment, which included a site investigation and report preparation.

**Maple Leaf Meats Inc., Contractor ESAs, Brandon, MB.** Performed monthly environmental site inspections during construction of the maple Leaf Meats Inc. plant and associated wastewater treatment facility and property.



**Kingsford Developments Ltd., East St. Paul, MB.** Performed a Phase I environmental site assessment on former Canadian Pacific station grounds and right of way, which included a site investigation and report preparation.

***Phase II/III Intrusive Site Investigations and Phase IV Site Clean-up***

**Canada Mortgage and Housing Corporation, Richer, MB.** Field management of phase IV site clean-up of a workshop and a 17 acre lot including the installation of groundwater monitoring wells, collection of groundwater samples, removal of hydrocarbon impacted soils around the property to meet the Canada Wide Standard for Hydrocarbons Tier I criteria, the removal of the hydrocarbon impacted soil from within the workshop to meet the Canada Wide Standard for Hydrocarbons Tier II criteria, and report preparation.

**Public Works and Government Services Canada, Phase III ESA, First Nation's Nursing Stations in Manitoba.** Participated with the report preparation of the Phase III delineation of hydrocarbon-impacted soil located around the nursing station at Waasagomach, St. Theresa Point, and Garden Hill.

**City of Portage la Prairie, Phase IV, Portage la Prairie, MB.** Supervised the tank removal and clean-up of an underground fuel storage tank located near the city of Portage la Prairie water treatment plant, which included soil collection for laboratory analysis and report preparation.

**Park Side Truck Sales, Phase II ESA, Winnipeg, MB.** Participated in the preparation of the Phase II environmental site investigation report in addition to the survey of the installed piezometers and the sampling of near surface groundwater for laboratory analysis.

**VIA Rail, Phase I and II ESA, Winnipeg, MB.** Participated in the Phase I and partial Phase II Environmental Site Assessment of the VIA Rail maintenance yard and buildings, which included a site investigation, soil and near surface groundwater sampling for laboratory analysis, and report preparation.

**Keystone Bulk Transport Ltd., Phase II ESA, Brandon, MB.** Participated in the Phase II Environmental Site Assessment of Keystone Bulk Transport Ltd. property, which included the advancement of test holes and soil sampling for field and laboratory analysis and report preparation.

**Public Works and Government Services Canada, Phase I, II, and III ESAs, Saskatchewan and Manitoba.** Participated in the preparation of the Phase I, Phase II and Phase III environmental site assessment reports of First Nations nursing stations and hospitals.

***Hydraulic Modelling***

**City of Brandon, Assiniboine River Hydraulic Model, Brandon, MB.** Developed a hydraulic model of the Assiniboine River from Brandon to Portage La Prairie using the US Army Core of Engineers Hydraulic modelling program Hec-Ras 3.0. The hydraulic model was used to predict in stream travel times for the water quality sampling and to generate the information required for the water quality model. Participated in the cross-sectional survey of the Assiniboine River to be used in the hydraulic model.

**City of Portage la Prairie, Assiniboine River Assessment, Portage la Prairie, MB.** Developed a hydraulic model of the Assiniboine River from Portage la Prairie to Headingley, Manitoba using the US Army Core of Engineers Hydraulic modelling program Hec-Ras 3.0. The hydraulic model was used to predict in stream travel times for the water quality sampling and to generate the information required for the water quality model. Managed the field portion of the cross-sectional survey of the Assiniboine River to be used in the hydraulic model.



### ***Sludge Management***

**City of Brandon, Maple Leaf Meats Wastewater Treatment Plant, Brandon, MB.** Participated in the preparation of the sludge management plan for the municipal wastewater treatment plant associated with Maple Leaf Meats Inc.

### ***Odour Study***

**Manitoba Livestock Manure Management Initiative Inc., Southern Manitoba.** Participated in field investigations to identify the extent of odour plumes generated from hog barns throughout southern Manitoba.

### **OSHA Training**

### **Special Training**

Geographic Information System Level 1  
ISO Orientation, 1999  
ISO - 5 Easy Steps, 1999

### **Professional Memberships**

Association of Professional Engineers and Geologists of Manitoba

### **Employment History**

1999 - present, Earth Tech Canada Inc., Engineer in Training  
1998 - 1998, Bird Construction Ltd., Project Coordinator (University coop program)  
1997 - 1997, Department of Highways, Transportation Systems Planning and Development Department, Engineering Aid 1 (University coop program)



## **APPENDIX B CERTIFICATES OF TITLES**

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# MANITOBA

Certificate of Title  
UNDER THE REAL PROPERTY ACT

Cert. No. 189957

District Of Brandon

Sworn Value: \$ n/a  
Consideration: \$ n/a

From Title: 34292 bal  
Instrument No.: 90-1945

THE CITY OF BRANDON

registered owner, subject to such entries recorded hereon, in the following described land,

portion of Lot 36 Block 30 Plan 4 BLTO which lies SW of a straight line drawn from a point on Wly limit distant 10 feet Nly from SW corner of said Lot, to a point on Sly limit of said Lot distant 10 feet Nly from SW corner of said Lot  
0-19 WPM.

FOR PRODUCTION  
OF D.C.T. 34292  
SURRENDERED ON  
\_\_\_\_\_ & NEW  
D.C.T. \_\_\_\_\_

minerals in the following described land as set forth in Transfer No. R.55414:

Block 30 Plan 4 BLTO  
and Lot 36 all that portion which lies SW of a straight line drawn from a point on Wly limit distant 10 feet Nly from SW corner of said Lot to a point on Sly limit of said Lot distant 10 feet Nly from SW corner of said Lot  
0-19 WPM.

Block 36 Plan 4 BLTO  
0-19 WPM.

Signed by me this 27th day of February 1990.

For the District Registrar

New  
C.T. Number

For the District  
Registrar

Date

Land Transferred To

189957

Target  
Registration

Particulars

For the  
District Registrar

Regn. #

Discharges

Date For District Registrar

Notification of opposition  
Mortgage / convention de modification d'hypothèque  
constructeur  
tion

Sub-hypothèque  
Sale / avis de vente en exécution  
ge / mainlevée partielle en matière d'hypothèque

Notification de charge  
Notice / avis en matière de sûreté sur les biens personnels  
convention en matière de murs mitoyens  
at / retrait partiel de notification d'opposition  
fert d'hypothèque  
le paiement de taxe  
trait d'avis

Duplicate Certificate of Title Issued

Request  
Number

Date

Recipient

Vol 70 Fol 326  
Cont. No 34292

# MANITOBA

## Certificate of Title UNDER THE REAL PROPERTY ACT

14

The land mentioned in this Certificate of Title is under the Real Property Act and has the following implications to:

1. Any subsisting mortgage or other charge upon the land.
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 right of way or other easement over this land, where there is actual occupation of this land in pursuance of the same.
5. Any mechanic's lien affecting this land.
6. Any judgments, decrees or orders for the payment of money against the registered owner, registered assignee or mortgagee of this land, or any person claiming through any of them.
7. All public rights of way or other easements over this land.
8. Any right of expropriation by statute in force at the date of this Certificate and properly maintained in force.
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. Covenants affecting this land registered since the date of this Certificate of Title.

63182  
 Frederick Trent  
 7 May 1904 at 10.15 a.m.  
 paid for 4 lots 1574, 1575, 1576, 1577  
 52931  
 [Signature]  
 Notary Public

NO. 657414 TRANSFER OF LAND  
 TO Captain General McPherson, Esq.  
 PRODUCED AND VERIFIED BY [Signature]  
 CANCELLED BY [Signature]  
 VIKING, NO. 23-7103 111  
 114913

The City of Brandon  
 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: Lots Thirty-five and Thirty-six in Block Thirty; Lots Seven, Nine Ten and Thirteen to Twenty-two block inclusive in Block Thirty-six - All in the City of Brandon in the Province of Manitoba as shown on a plan of subdivision of part of section twenty four in Township Ten Range Thirteenth west of the principal meridian in said Province registered in the Brandon Land Titles Office as Plan No. 4

IN WITNESS WHEREOF I have hereunto signed my name and affixed my seal of office this 26<sup>th</sup> day of October. One thousand nine hundred and twenty five.  
 Signed in the presence of  
 [Signature]

[Signature]  
 Notary Public  
 for Brandon



Address For Service  
Box 960  
Brandon, Man  
R7A 6A2

Cert. No. 191801

# MANITOBA

## Certificate of Title

UNDER THE REAL PROPERTY ACT

District Of Brandon

Sworn Value: \$ n/a  
Consideration: \$ n/a

From Title: 36271 bal  
Instrument No.: 90-5368

THE CITY OF BRANDON

is registered owner, subject to such entries recorded hereon, in the following described land,

HOLD FOR PRODUCTION  
OF DCT 36271  
SURRENDERED ON RA  
FEB 23, 2002 & NEW  
DCT. \_\_\_\_\_

PARCEL ONE: Lot 34 Block 25 Plan 4 BLTO exc Sly 10 feet In SW 1/4 24-10-19 WPM.

PARCEL TWO: All mines and minerals in the following described land as set forth in the respective Transfers:  
Lots 21 and 22 Block 28 Plan 4 BLTO.....In Transfer No. R.65275  
Lots 23 and 24 Block 28 Plan 4 BLTO.....In Transfer No. R.65276  
In SW 1/4 24-10-19 WPM.

PARCEL THREE: Lots 11 and 12 Block 34 Plan 4 BLTO In W $\frac{1}{2}$  24-10-19 WPM.

PARCEL FOUR: Lots 23 and 24 Block 36 Plan 4 BLTO In W $\frac{1}{2}$  24-10-19 WPM. ← 208 feet

PARCEL FIVE: Lots 23 and 24 Block 37 Plan 4 BLTO In W $\frac{1}{2}$  24-10-19 WPM.

Signed by me this 24th day of May 1990.

For the District Registrar

New  
C.T. Number

For the District  
Registrar

PHOTOCOPY ONLY  
JUN 27 2002

Type	Instrument Number	Date	Land Transferred To
------	----------------------	------	---------------------

191801

Instrument		Target	Particulars	For the	Discharges		
Type	Number	Registration		District Registrar	Regn. #	Date	For District Registrar

AC - Assignment of Caveat / cession de notification d'opposition  
Agrt - Agreement to Amend or Extend Mortgage / convention de modification d'hypothèque  
BL - Builder's Lien / privilège du constructeur  
C - Caveat / notification d'opposition  
E - Easement / servitude  
J - Judgment / jugement  
L - Lien / privilège  
Misc - Miscellaneous / divers  
M - Mortgage / hypothèque  
MM - Mortgage of Mortgage / sous-hypothèque  
NEPS - Notice Exercising Power of Sale / avis de vente en exécution  
PDM - Partial Discharge of Mortgage / mainlevée partielle en matière d'hypothèque  
PL - Plan / plan  
PostP - Postponement / subordination de charge  
PPS - Personal Property Security Notice / avis en matière de sûreté sur les biens personnels  
PWA - Party Wall Agreement / convention en matière de murs mitoyens  
PWC - Partial Withdrawal of Caveat / retrait partiel de notification d'opposition  
TM - Transfer of Mortgage / transfert d'hypothèque  
TS - Tax Sale / vente pour défaut de paiement de taxe  
WN - Withdrawal of Notice / retrait d'avis

Duplicate Certificate of Title Issued

Request Number	Date	Recipient
-------------------	------	-----------

27

DET E. 26/2/87

Price 15/4/87

Vol 74 Fol 301

ren. No. 31271



**Certificate of Title**

UNDER THE REAL PROPERTY ACT

NO. P. 65 276	TRANSFER OF
TO <i>Open Phillip Wynnings</i>	
PRODUCED AFT. REG. NO. <i>18747</i>	
CANCELLED AS AT <i>23/24/87</i>	
VOLUME GRANT NO. <i>237 24 187 28</i>	
18747	
DISTRICT REGISTRAR	

- The land mentioned in this Certificate of Title is under "The Real Property Act" subject by implication to:
1. Any subsisting reservation or right 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 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 ways embraced in the description of this land.
  8. Any right of way or other easement 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.

NO. P. 65 276	TRANSFER OF
TO <i>Open Phillip Wynnings</i>	
PRODUCED AFT. REG. NO. <i>18747</i>	
CANCELLED AS AT <i>23/24/87</i>	
VOLUME GRANT NO. <i>237 24 187 28</i>	
18747	
DISTRICT REGISTRAR	

The City of Brandon

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 these pieces or parcels of land known and described as follows: Lot Sixteen in Block Nine; Lots Thirty-four, Thirty-five and Thirty-six in Block Twenty-five; Lots Twenty-one to Twenty-four both inclusive in Block Twenty-eight; Lots Eleven and Twelve in Block Thirty-four; Lots Twenty-three and Twenty-four in Block Thirty-six; and Lots Twenty-three and Twenty-four in Block Thirty-seven. All in the City of Brandon in the Province of Manitoba as shown on a plan of subdivision of part of Section Twenty-four in Township New and Range Nineteen west of the principal meridian in the said Province registered in the Brandon Land Titles Office as Plan No 4.

Lot 16	25.7	13.35
21	25	7.10
22	25	7.25
23	25	7.25
24	25	7.25
25	25	7.25
26	25	7.25
27	25	7.25

NO. 22664	TRANSFER OF
TO <i>Phillip Wynnings</i>	
PRODUCED AFT. REG. NO. <i>18747</i>	
CANCELLED AS AT <i>23/24/87</i>	
VOLUME GRANT NO. <i>237 24 187 28</i>	
18747	
DISTRICT REGISTRAR	

IN WITNESS WHEREOF

I have hereunto signed my name and affixed my Seal of office this Twenty-sixth day of February one thousand nine hundred and twenty seven.

Signed in the presence of  
*G. Johnston*

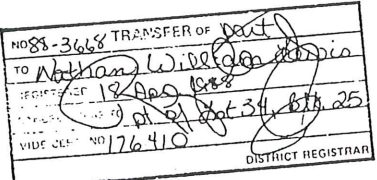
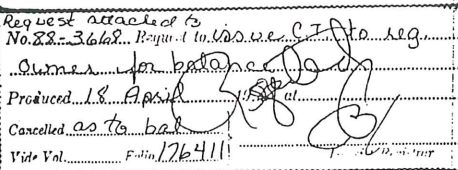
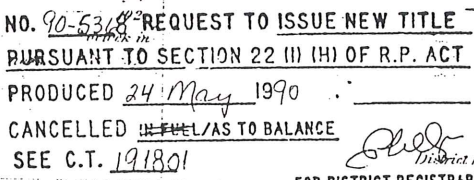
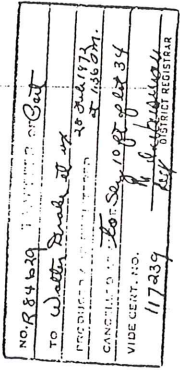
*M. Dixon*  
 District Registrar  
 for Brandon

Form No.

Transfer

Value \$ 2680<sup>00</sup>

Application 4-34-7

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<i>Plan.</i>	The day of 192 at noon o'clock in	PLAN OF SPECIAL SURVEY pursuant to Cap 249 R.S.M. 1954 Registered <u>27 Feb</u> A.D. 19 <u>63</u> at 9:11 A.M. <i>[Signature]</i> Deputy District Registrar	1108
	The day of 192 at noon o'clock in	District Registrar	
	The day of 192 at noon o'clock in	District Registrar	
	The day of 192 at noon o'clock in	District Registrar	
	The day of 192 at noon o'clock in	District Registrar FOR DISTRICT REGISTRAR	
	The day of 192 at noon o'clock in	District Registrar	
	The day of 192 at noon o'clock in	District Registrar	

DATE: 2002/07/04  
TIME: 09:31  
POST

MANITOBA  
STATUS OF TITLE

TITLE NO: 1756518  
PAGE: 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE..... BRANDON  
REGISTERING OFFICE..... BRANDON  
REGISTRATION DATE..... 2000/10/27  
COMPLETION DATE..... 2000/10/31

PRODUCED FOR: EARTH TECH  
BY: A.BROWN  
LTO BOX NO:

LEGAL DESCRIPTION:

THE CITY OF BRANDON

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

LOTS 17 TO 22 BLOCK 37 PLAN 4 BLTO  
EXC ALL MINES AND MINERALS VESTED IN THE CROWN  
(MANITOBA) BY THE REAL PROPERTY ACT

W 1/2 24-10-19 WPM

ACTIVE TITLE CHARGES:

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 27TH DAY OF OCTOBER, 2000  
BY K.ANGUS FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF BRANDON.

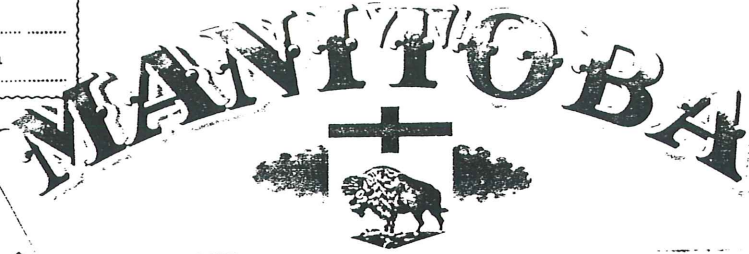
UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2002/07/04 OF TITLE NUMBER 1756518 .

\*\*\*\*\* END OF STATUS OF TITLE FOR TITLE 1756518 BDN \*\*\*\*\*

*Handwritten signature: B. P. ...*

THE ADDRESS  
OF THE REGISTERED OWNER IS

1st & Pacific,  
Brandon, Manitoba



Cert. No.

109874

# Certificate of Title

UNDER THE REAL PROPERTY ACT

BRANDON SCRAP IRON & METALS LIMITED

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.

Lots Seventeen, Eighteen and Nineteen, in Block Thirty-seven, as shown on a Plan of part of the City of Brandon, in Manitoba, registered in the Brandon Land Titles Office as No. 4 and Plan of Special Survey No. 1108.

INST TYPE:	NO. 1087104
FOR:	
REG. 1-1-1	See Computerized Daily Record
NEW TITLE:	

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-eight.  
Signed in the presence of

*R. Richardson*

*G. Finch*  
District Registrar

for BRANDON

REGISTERED			
Mortgage for	The	day of	
\$		19	TO No.
	at		
Deputy District Registrar			
Mortgage for	The	day of	
\$		19	TO No.
	at		
Deputy District Registrar			
Mortgage for	The	day of	
\$		19	TO No.
	at		
Deputy District Registrar			
Mortgage for	The	day of	
\$		19	TO No.
	at		
Deputy District Registrar			
Mortgage for	The	day of	
\$		19	TO No.
	at		
Deputy District Registrar			

No. 1078350  
 INST. TYPE: TAXSN  
 CITY: City of Brandon  
 AFFECTS: all  
 PRODUCED & RECEIVED:  
2000 04 14  
 See Computerized  
 Title 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:

- (1) Any municipal reservation contained in the original grant of the land from the Crown.
- (2) Any municipal reservation or other encumbrance, however created, which is shown on the certificate, or subsequently imposed on the land.
- (3) Any right-of-way or other easement, however created, which is shown on the certificate, or subsequently imposed on the land.
- (4) Any drainage levy or mechanics' lien affecting the land.
- (5) Any mortgage or other charge, however created, which is shown on the certificate, or subsequently imposed on the land.
- (6) Any claim for the payment of money against the registered owner of the land, registered against the land, or which has been indicated in force under the provisions of any Act of the Province of Manitoba.
- (7) Any certificate of its pending issued out of a court in the province and registered since the date of the certificate of title.
- (8) Any right of expropriation by statute.
- (9) Any right of expropriation in actual occupation of land and rightly entitled to the land at the time it was brought under the Act, and who continues in such occupation since the date of the certificate, and
- (10) Any other right or claim which is shown on the certificate, or which is 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 real property.
- (11) Public incumbrances, embodied in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is in the Crown or a municipality.
- (12) Any other incumbrance, which is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.

THE ADDRESS OF THE REGISTERED OWNER IS  
 305 Victoria Avenue  
 Brandon, Manitoba



Cert No  
 108655

**Certificate of Title**  
 UNDER THE REAL PROPERTY ACT

DAVID SOLOMON WEISS,  
 of the City of Brandon, in Manitoba, Merchant,

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.

Lots Seventeen, Eighteen and Nineteen, in Block Thirty-seven, as shown on  
 a Plan of part of the City of Brandon, in Manitoba, registered in the Brandon  
 Land Titles Office as No. 4 and Plan of Special Survey No. 1108.

No. A-67739  
 To Brandon Sero Irons Metals Limited  
 2500 146 St. S. S. 4. P. 22  
 108874  
 E. J. Finch

IN WITNESS WHEREOF I have hereunto signed my name and  
 affixed my Seal of office this seventh day of May  
 One thousand nine hundred and sixty-eight.  
 Signed in the presence of

*R. Richardson*

*E. J. Finch*  
 District Registrar  
 for BRANDON

Form No. PS-F-3

From No. 101051 all

108655  
transfer R.65142

Application 936  
2527

\$5,000.00

REGISTERED			
Mortgage for	The	day of	No.
\$	19	TO	
	at		
		Deputy District Registrar	
Mortgage for	The	day of	No.
\$	19	TO	
	at		
		Deputy District Registrar	
Mortgage for	The	day of	No.
\$	19	TO	
	at		
		Deputy District Registrar	
Mortgage for	The	day of	No.
\$	19	TO	
	at		
		Deputy District Registrar	
Mortgage for	The	day of	No.
\$	19	TO	
	at		
		Deputy District Registrar	

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressed, be subject to the provisions of the Act, and to the provisions of any Act of the Province which may be in force at the date of the certificate, or subsequently imposed on the land.

(a) Any subsisting reservation contained in the original grant of the land from the Crown.

(b) Any right-of-way, easement, or other right or interest in the land, or any part thereof, which is in force at the date of the certificate, or subsequently imposed on the land.

(c) Any right-of-way, easement, or other right or interest in the land, or any part thereof, which is in force at the date of the certificate, or subsequently imposed on the land, where there is actual occupation of the land.

(d) Any drainage levy or mechanics' lien affecting the land.

(e) 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.

(f) Any certificate of its premises issued out of a court in the province and registered since the date of the certificate of title.

(g) 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 any interest therein.

(h) Any town planning scheme or by-law authorized under "The Town Planning Act" or under the provisions of the Charter of any city relating to residential areas or zoning.

(i) Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the title of the land is registered under "The Municipal Act" or the Charter of any city relating to residential areas or zoning.

(j) Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.

THE ADDRESS OF THE REGISTERED OWNER IS  
 218 Pacific S.,  
 Brandon, Manitoba

MANITOBA 101051

**Certificate of Title**  
 UNDER THE REAL PROPERTY ACT

IDA LOUISA BRENNEMAN, wife of Norman Brenneman,  
 both of the City of Brandon, in Manitoba,

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,

Lots Seventeen, Eighteen and Nineteen, in Block Thirty-seven, as shown on a  
 Plan of part of the City of Brandon, in Manitoba, registered in the Brandon  
 Land Titles Office as No. 4 and Plan of Special Survey No. 1108.

No. 465142 TRANSFER OF THE WHOLE OF THE LAND  
 TO David Solomon Weiss  
 REGISTERED 7 May 1988 at 11:35 AM  
 CANCELLED IN FULL  
 VIDE CERT. No. 108655 E. J. Finch  
 DISTRICT REGISTRAR

IN WITNESS WHEREOF I have hereunto signed my name and  
 affixed my Seal of office this twenty-first day of July  
 One thousand nine hundred and sixty-five.  
 Signed in the presence of

*M. McCowan*

*E. J. Finch*

District Registrar  
 for BRANDON

Form No. PS F-3

From No. 84455 all

101051  
Transfer R. 45586

Application 936 2527

\$5,000.00

REGISTERED			
Mortgage for	The	day of	
\$		19	TO
	at		No.
			Deputy District Registrar
Mortgage for	The	day of	
\$		19	TO
	at		No.
			Deputy District Registrar
Mortgage for	The	day of	
\$		19	TO
	at		No.
			Deputy District Registrar
Mortgage for	The	day of	
\$		19	TO
	at		No.
			Deputy District Registrar
Mortgage for	The	day of	
\$		19	TO
	at		No.
			Deputy District Registrar

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:

- Any municipal charge contained in the original grant of the land from the Crown, or subsequently imposed on the land.
- Any right-of-way or other easement, however created, which is shown on the plan, or in respect of the land, or in respect of the land thereunder.
- Any drainage levy or mechanics' lien affecting the land.
- Any mortgage, 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 its pendency issued out of a court in the province and registered since the date of the certificate of title.
- The title of a person adverse to the actual occupation of and rightly entitled to the land at the time it was brought under the Act, and so continues in such occupation; and
- Any town planning scheme and registered since the date of the certificate, and any city and any by-law passed by any municipal corporation 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 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.

# MANITOBA

Cert. No. 84455

## Certificate of Title

UNDER "THE REAL PROPERTY ACT"

*Norman Brenne<sup>th</sup>man*  
of the City of Brandon, in Manitoba, Retired 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 those pieces or parcels of land known and described as follows,

218 Pacific Ave  
Brandon, Man.

Lots Seventeen, Eighteen and Nineteen, in Block Thirty-seven, as shown on a Plan of part of the City of Brandon, in Manitoba registered in the Brandon Land Titles Office as No. 4.

No. R. 5586	TRANSFER OF THE WHOLE OF THE LAND
TO	<i>Ide Louise Brenne<sup>th</sup>man</i>
REGISTERED	<i>21. Aug. 1951 at 2.40 PM</i>
HAS BEEN PAID	<input checked="" type="checkbox"/>
FILED	<i>E. J. Finch</i>
NO. 10, 1051	

IN WITNESS WHEREOF  
I, *Margaret Jones*,  
Affixed my Seal of office this  
One thousand nine hundred and fifty-eight  
Signed in the presence of

I have hereunto signed my name and  
*fourteenth* day of August

*Eduard J. Finch*  
Dy. District Registrar



PS-1-8

From No 78345 all

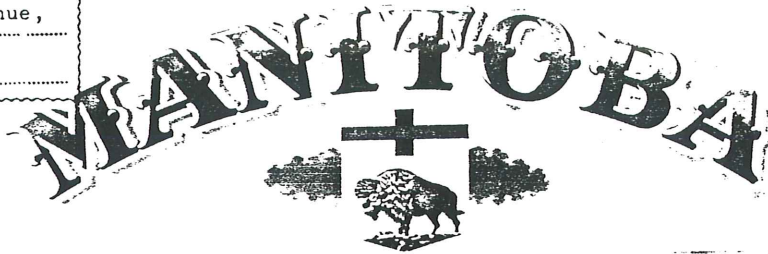
84455 Transfer R. 4/1/44

4,800.00 Application 936  
2527

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
<p><i>Mortgage</i> <i>for</i> \$ _____  <i>Blom</i></p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>PLAN OF SPECIAL SURVEY pursuant to Chap 207 R.S.M. 1954 Registered _____ A.D. 19____  <i>W. D. Richardson</i> Deputy District Registrar</p>	<p>1108</p>
<p><i>Mortgage</i> <i>for</i> \$ _____</p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> <i>for</i> \$ _____</p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> <i>for</i> \$ _____</p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> <i>for</i> \$ _____</p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> <i>for</i> \$ _____</p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> <i>for</i> \$ _____</p>	<p>The _____ day of _____ at _____ o'clock in _____ the _____ noon</p>	<p>District Registrar</p>	

THE ADDRESS  
OF THE REGISTERED OWNER IS  
1st & Pacific Avenue,  
Brandon, Manitoba

Cert. No  
118022



# Certificate of Title

UNDER THE REAL PROPERTY ACT

BRANDON SCRAP IRON & METALS LIMITED

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.

In the City of Brandon, in the Province of Manitoba, and being in accordance with a Plan of Special Survey of part of said City registered in the Brandon Land Titles Office as No. 1108, and being Lots Twenty, Twenty-one and Twenty-two, in Block Thirty-seven, as shown on a Plan registered in the said Office as No. 4.

INST TYPE: _____	NO: 1087104
FOR: _____	
REG. _____	For Computerized Daily Record
NEW TITLE: _____	

**IN WITNESS WHEREOF** I have hereunto signed my name and affixed my Seal of office this seventh day of April One thousand nine hundred and ~~sixty~~ <sup>sixty</sup> ~~seventy~~ <sup>seventy</sup>.

Signed in the presence of  
*M. McCowan*

*M. S. Chasman*  
District Registrar

for BRANDON

Form No. PS-F  
From No.

112445 all  
112446 all  
43817 bal.

110022

Transfer (s) R.75907 to

Application 1870  
2527

R.75911 incl.

REGISTERED  
Mortgage for The 7th day of

Brandon Scrap Iron & Metals Limited

\$ 3,000.00

No. R. 85964 Discharge of Mlge. No. R. 75912  
By Jean Humm  
Registered 35 May 1972  
at 2:32 p.m.  
April 67  
DISTRICT REGISTRAR

Jean Humm

No. R.75912

DISPOSED OF BY  
DISCHARGE

M. C. Curran  
Deputy District Registrar

Mortgage for The day of

\$

19

TO

No.

at

Deputy District Registrar

Mortgage for The day of

\$

19

TO

No.

at

Deputy District Registrar

Mortgage for The day of

\$

19

TO

No.

at

Deputy District Registrar

Mortgage for The day of

\$

19

TO

No.

at

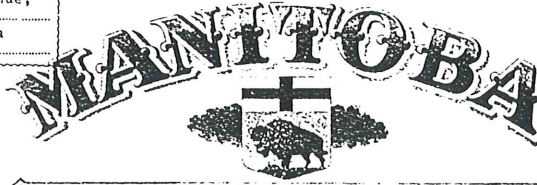
Deputy District Registrar

No. 1078350  
POST. TYPE: TAXSN  
BY: City of Brandon  
AGREED: all  
PROCESSED & REGISTERED:  
2000 04 14  
So. District Registrar

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressed, be subject to the following provisions:

- Any municipal charge, rate or assessment existing at the date of the certificate, or subsequently imposed on the land.
- Any mortgage or other charge or encumbrance existing on the land at the date of the certificate, or subsequently imposed on the land hereinafter.
- Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land hereinafter.
- Any order of attachment, judgment or order for the payment of money against the registered owner of the land, registered against the certificate of title, and which has been maintained in force under the provisions of any Act of the Province relating to mortgages or judgments.
- Any certificate of its penalties issued out of a court in the province and registered since the date of the certificate of title.
- 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.
- Any town planning scheme or by-law authorized under "The Town Planning Act", or under the provisions of the charter of any municipal or any by-law passed by any municipal corporation under "The Municipal Act" or the charter of any city relating to the land hereinafter.
- Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the contrary is expressed in the certificate.
- Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and dependent in the Land Titles Office.

THE ADDRESS  
OF THE REGISTERED OWNER IS  
943 Bannatyne Avenue,  
Winnipeg, Manitoba



Cert. No

112445

# Certificate of Title

UNDER THE REAL PROPERTY ACT

PETER SOKALSKI, of the City of Winnipeg, in Manitoba, Retired,  
as Executor of the last Will of  
HARRY MISKA, late of the City of Brandon, in Manitoba, Labourer, deceased,

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.

Lot Twenty, in Block Thirty-seven, as shown on a Plan of part of the City of Brandon, in Manitoba, registered in the Brandon Land Titles Office as No. 4 and Plan of Special Survey No. 1108.

No. 875907	TRANSFER OF THE WHOLE OF THE LAND
TO	Julia Miska, Lat.
REGISTERED	7. Oct. 1970 at 10.32.00
CANCELLED TO FULL	<input checked="" type="checkbox"/>
VIDE CERT. No. 2087 to 1950	
10. Oct. 1970	M. S. Whelan

No. 875410	TRANSFER OF THE WHOLE OF THE LAND
TO	Brandon Corp. by M. S. Whelan
REGISTERED	7. Oct. 1970 at 10.33.00
CANCELLED TO FULL	<input checked="" type="checkbox"/>
VIDE CERT. No. 112058	
	M. S. Whelan

IN WITNESS WHEREOF I have hereunto signed my name and  
affixed my Seal of office this            second            day of            December  
One thousand nine hundred and sixty-nine.  
Signed in the presence of

*M. McCowan*

*E. J. Finch*  
District Registrar

for

Form No. PS.F.x

From No. 40670 all

112445

Transmission 17908

Application 2527

\$6,000.00

REGISTERED			
Mortgage for	The	day of	
\$		19	TO
	at		
			Deputy District Registrar
\$		19	TO
	at		
			Deputy District Registrar
\$		19	TO
	at		
			Deputy District Registrar
\$		19	TO
	at		
			Deputy District Registrar

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressed, be subject to the following encumbrances:

- (1) Any subsisting reservation contained in the original grant of the land from the Crown.
- (2) Any municipal charge, rate or assessment existing at the date of the certificate, or subsequently imposed on the land.
- (3) Any subsisting mortgage, lien or charge on the land.
- (4) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation, of the land.
- (5) Any drainage levy or mechanics' lien affecting the land.
- (6) Any order of attachment, judgment or order for the payment of money against the registered owner of the land, registered relating thereto.
- (7) The certificate of title, and which has been maintained in force under the provisions of any Act of the Province relating thereto.
- (8) Any certificate of its own free will issued out of a court in the Province and registered since the date of the certificate of title.
- (9) Any order of a court in the Province and registered since the date of the certificate of title.
- (10) Any order of a court in the Province and registered since the date of the certificate of title.
- (11) Any order of a court in the Province and registered since the date of the certificate of title.
- (12) Any order of a court in the Province and registered since the date of the certificate of title.
- (13) Any town planning scheme or by-law authorized under "The Town Planning Act" or under the provisions of the Charter of any city relating to residential areas or zoning.
- (14) Any order of a court in the Province and registered since the date of the certificate of title.
- (15) Any order of a court in the Province and registered since the date of the certificate of title.
- (16) Any order of a court in the Province and registered since the date of the certificate of title.
- (17) Any order of a court in the Province and registered since the date of the certificate of title.
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- (99) Any order of a court in the Province and registered since the date of the certificate of title.
- (100) Any order of a court in the Province and registered since the date of the certificate of title.

THE ADDRESS OF THE REGISTERED OWNER IS  
 943 Bannatyno Avenue,  
 Winnipeg, Manitoba

# MANITOBA

Cert. No. 112446

## Certificate of Title

UNDER "THE REAL PROPERTY ACT"

PETER SOKALSKI, of the City of Winnipeg, in Manitoba, Retired,  
 as executor of the last Will of  
 HARRY NISKA, late of the City of Brandon, in Manitoba, Labourer, deceased,

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:

An undivided one-half interest in Lots Twenty-one and Twenty-two, in Block Thirty-seven, as shown on a Plan of part of the City of Brandon, in Manitoba, registered in the Brandon Land Titles Office as No. 4 and Plan of Special Survey No. 1108.

No. 675727 TRANSFER OF THE WHOLE OF THE LAND  
 TO Jula Miska  
 REGISTERED 7 Oct 1970 at 10:30 AM  
 CANCELLED BY PAUL ✓  
 WIDE CERT. No. 918777 M. Waisanen  
675727/675728 EP

No. 475763 TRANSFER OF THE WHOLE OF THE LAND  
 TO Brandon Prop. Dev. Co. Ltd.  
 REGISTERED 7 Oct 1970 at 10:30 AM  
 CANCELLED BY PAUL ✓  
 WIDE CERT. No. 112446 M. Waisanen  
EP

IN WITNESS WHEREOF I have hereunto signed my name and  
 affixed my Seal of office this second day of December  
 One thousand nine hundred and sixty-nine.

Signed in the presence of  
M. McCowan

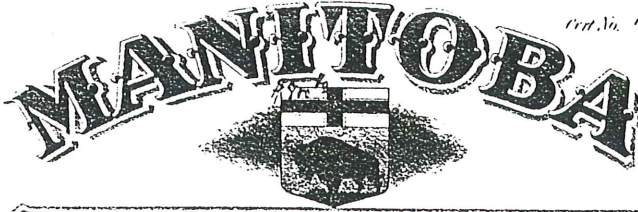
E. J. Finck  
 District Registrar  
 for



5/11/70/2/35

V Tol 96 Fol 64

Ord. No. 43817



# 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:

- Any and every servitude contained in the original grant of this land from the Crown.
- Any municipal charges, rates or assessments at the date of this Certificate, or thereafter, chargeable against this land.
- Any ~~unregistered~~ unregistered incumbrances, rights of way or other easement over this land.
- Any ~~unregistered~~ unregistered mortgage, lease or agreement for a lease for a period not exceeding three years, where there is a right of redemption.
- Any drainage or mechanic's lien affecting this land.
- 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.
- Any right of pre-emption.
- Any right of expropriation by statute.
- The title of any person adversely in actual occupation of and rightly entitled to this land when it was first brought under said Act.
- Any caveat affecting this land registered since the date of this Certificate of Title.

*Harry Miska of the City of Brandon in the Province of Manitoba labor and Ann Miska of the same place spinster are now seized each of one undivided one-half share or interest in ~~one~~ one ~~share~~ share 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 Lots Twenty-one and Twenty-two in Block Thirty-seven in the City of Brandon in the Province of Manitoba as shown upon a plan of subdivision of part of Section Twenty-seven 240th Rd East in Township Ten and Range Nineteen West of the Principal Meridian in said Province, registered in the Brandon Land Titles Office as Plan No. 4*

NO. 475911	TRANSFER of <u>land</u>
TO	<u>Brandon Scrap Iron Works Ltd</u>
PRODUCED BY	<u>17/11/70</u>
CANCELLED BY	<u>to be cancelled</u>
VIDE CERT. NO.	<u>113022</u>
	<u>W. J. Chalmers</u>

NO. D3808	Manifol
EVIDENCE	
PROFESSOR	<u>Ann Miska</u>
	<u>Ann Miska</u>
TO	
TRANSFERRED AND REGISTERED	
	<u>17 Feb 1970</u>
AT	<u>2.45 PM</u>
	<u>W. J. Chalmers</u>

No. 17709	
The name of	<u>Harry Miska</u>
	<u>his interest in</u>
	<u>land</u>
Witness	<u>W. J. Chalmers</u>
Corrected Date	<u>1968 at 9:30 AM</u>
Vide Cert. No.	<u>1130446</u>
	<u>W. J. Chalmers</u>

IN WITNESS WHEREOF I have hereunto signed my name and affixed my seal of office this Fifteenth day of February One thousand nine hundred and Thirty-Five

Signed in the presence of } W. J. Chalmers

District Registrar

Form No. 28496

Transfer 55778

Application 1870

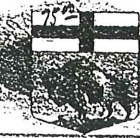
NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<p>           PURCHASE OF MORTGAGE            No. 22,524            No. 38,447            From <i>[Signature]</i>            To <i>[Signature]</i>            Registered 27 June 1953            at 9.11 am.  <i>[Signature]</i>            District Registrar         </p> <p>only</p> <p><i>Plan</i></p>	<p>           The 20<sup>th</sup> day of April 1953            at 11.23 o'clock in            the noon         </p> <p>           The day of 19            at o'clock in            the noon         </p> <p>           The day of 19            at o'clock in            the noon         </p> <p>           The day of 19            at o'clock in            the noon         </p> <p>           The day of 19            at o'clock in            the noon         </p> <p>           The day of 19            at o'clock in            the noon         </p> <p>           The day of 19            at o'clock in            the noon         </p>	<p> <i>Harry Niiska</i>  <i>Hilhelmina Elizabeth-Niiska</i>  <i>[Signature]</i>            District Registrar         </p> <p>           PLAN OF SPECIAL SURVEY            pursuant to Cap. 215 S.M. 1954            Registered 27 June A.D. 1953            at 9.11 am.  <i>[Signature]</i>            District Registrar         </p> <p>           District Registrar         </p> <p>           District Registrar         </p> <p>           District Registrar         </p> <p>           District Registrar         </p> <p>           District Registrar         </p>	<p>57437</p> <p>1108</p>

RELEASED

D 17/1/70

Vol 79 Fol 400  
40670

# MANITOBA



## Certificate of Title

UNDER THE REAL PROPERTY ACT

THE ABOVE REGISTERED OWNER IS  
240 Pacific Ave  
Brandon

Harry Minton

of the City of Brandon in the Province of Manitoba, Labourer,  
is now seized of an estate in fee simple in possession subject to  
such encumbrances, liens and interests as are notified by memoran-  
dum underwritten or endorsed hereon in all that piece or parcel  
of land known and described as follows: Lot Twenty-two in Block  
Thirty-seven in the City of Brandon in the Province of Manitoba  
as shown upon a plan of subdivision of part of section twenty-four  
in Township Ten and Range Nineteen West of the principal  
Meridian in said Province, now of record in the Brandon  
Land Titles Office as Plan no. 4

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 no occupation of this land under the same.  
5. Any debt secured by mortgage of this land.  
6. Any judgments, decrees or orders for the recovery of money against the registered owner, registered  
since the date of this Certificate and properly maintained in force against the registered owner, registered  
since the date of this Certificate and properly maintained in force against the registered owner, registered  
7. All public highways embraced in the description of this land.  
8. Any rights of way or easements 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

No. 11,708  
the details of Harry Minton (Minta)  
land  
Lester Lalabaki  
Counsel 126 St. 4th Fl. Wm.  
Vide Cert. No. 11,344-5  
E. J. Finch

IN WITNESS WHEREOF I have hereunto signed my name and  
affixed my Seal of office this Fifteenth day of February  
One thousand nine hundred and Thirteen  
Signed in the presence of

E. J. Johnston

W. G. ...  
Deputy District Registrar  
for Brandon

Form No. 37571

Transfer 52942

Application 2527

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<p>DISCHARGE OF MORTGAGE            NO. 57437            FROM <i>W. J. [unclear]</i>            TO <i>Harry Kriska</i>            REGISTERED            AT <i>11/30/38</i>  <i>[Signature]</i></p>	<p>The <i>20<sup>th</sup></i> day of <i>April</i> 19<i>38</i>            at <i>11:30</i> the noon  <b>RELEASED</b></p>	<p><i>Harry Kriska</i>            to  <i>Katharina Elizabeth - Blight</i>  <i>[Signature]</i>            District Registrar</p>	<p>57437</p>
<p><i>Blow</i></p>	<p>The _____ day of _____ 19__            at _____ the _____ noon</p>	<p>PLAN OF SPECIAL SURVEY            PURSUANT TO Chap 249 R.S.M. 1954            Registered <i>27<sup>th</sup> Feb</i> A.D. 19<i>63</i>            at <i>9:11 a.m.</i>  <i>[Signature]</i>            District Registrar</p>	<p>1108</p>
	<p>The _____ day of _____ 19__            at _____ the _____ noon</p>	<p>District Registrar</p>	
	<p>The _____ day of _____ 19__            at _____ the _____ noon</p>	<p>District Registrar</p>	
	<p>The _____ day of _____ 19__            at _____ the _____ noon</p>	<p>District Registrar</p>	
	<p>The _____ day of _____ 19__            at _____ the _____ noon</p>	<p>District Registrar</p>	
	<p>The _____ day of _____ 19__            at _____ the _____ noon</p>	<p>District Registrar</p>	

DATE: 2002/07/04  
TIME: 09:03  
POST

MANITOBA  
STATUS OF TITLE

TITLE NO: 1841012  
PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR: EARTH TECH
ORIGINATING OFFICE.....	BRANDON	BY: A.BROWN
REGISTERING OFFICE.....	BRANDON	LTO BOX NO:
REGISTRATION DATE.....	2001/11/29	
COMPLETION DATE.....	2001/11/30	

LEGAL DESCRIPTION:

CITY OF BRANDON

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

PARCEL ONE: LOTS 18 TO 22 BLOCK 38 PLAN 4 BLTO  
EXC ALL MINES AND MINERALS VESTED IN THE CROWN  
(MANITOBA) BY THE REAL PROPERTY ACT  
IN W 1/2 24-10-19 WPM

PARCEL TWO: LOTS 13 TO 22 BLOCK 39 PLAN 4 BLTO  
EXC ALL MINES AND MINERALS VESTED IN THE CROWN  
(MANITOBA) BY THE REAL PROPERTY ACT  
IN W 1/2 24-10-19 WPM

*9 feet 3 inches*

PARCEL THREE: ALL THAT PORTION OF DENNIS STREET ABUTTING LOT 22 IN  
BLOCK 39 AND ABUTTING LOT 13 IN BLOCK 38 PLAN 4 BLTO  
EXC ALL MINES AND MINERALS VESTED IN THE CROWN  
(MANITOBA) BY THE REAL PROPERTY ACT  
IN W 1/2 24-10-19 WPM

ACTIVE TITLE CHARGES:

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 29TH DAY OF NOVEMBER, 2001  
BY C.RUSSELL FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF BRANDON.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2002/07/04 OF TITLE NUMBER 1841012 .

\*\*\*\*\* END OF STATUS OF TITLE FOR TITLE 1841012 BDN \*\*\*\*\*

DATE: 2002/07/04  
TIME: 09:06  
POST

MANITOBA  
STATUS OF TITLE

TITLE NO: 1781888  
PAGE: 1

STATUS OF TITLE..... CANCELLED  
ORIGINATING OFFICE..... BRANDON  
REGISTERING OFFICE..... BRANDON  
REGISTRATION DATE..... 2001/02/19  
COMPLETION DATE..... 2001/02/21

PRODUCED FOR: EARTH TECH  
BY: A.BROWN  
LTO BOX NO:

LEGAL DESCRIPTION:

BRANDON SCRAP IRON & METALS LIMITED

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

PARCEL ONE: LOTS 18 TO 22 BLOCK 38 PLAN 4 BLTO  
IN W 1/2 24-10-19 WPM

PARCEL TWO: LOTS 13 TO 22 BLOCK 39 PLAN 4 BLTO  
IN W 1/2 24-10-19 WPM

PARCEL THREE: ALL THAT PORTION OF DENNIS STREET ABUTTING LOT 22 IN BLOCK 39 AND ABUTTING LOT 13 IN BLOCK 38 PLAN 4 BLTO  
IN W 1/2 24-10-19 WPM

ACTIVE TITLE CHARGES:

1093972	BDN ACCEPTED	TAX SALE NOTICE	REG'D: 2001/04/17
	DESCRIPTION:	DESIGNATED YEAR 1999	
	FROM/BY:	THE CITY OF BRANDON	
	TO:		
	CONSIDERATION:	NOTES:	
1104240	BDN ACCEPTED	TRANSMISSION OF LAND	REG'D: 2001/11/23
	FROM/BY:	CITY OF BRANDON	
	TO:		
	CONSIDERATION:	NOTES:	
1104641	BDN ACCEPTED	REPORT ON TITLE	REG'D: 2001/11/29
	FROM/BY:	CITY OF BRANDON/H M THE QUEEN (MANITOBA)	
	TO:		
	CONSIDERATION:	NOTES:	

ACCEPTED THIS 19TH DAY OF FEBRUARY, 2001  
BY K.SISSON FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF BRANDON.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2002/07/04 OF TITLE NUMBER 1781888 .



From No. 27700 all  
 6743 all  
 7151 all  
 7220 all  
 7220 all, 81486 all

90295

Transfer R 17825

Application

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTR
<p>Plan</p> <p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>PLAN OF SPECIAL SURVEY pursuant to Chap. 200 R.S.M. 1954 Registered <u>1746</u> A.D. 19<u>63</u> at <u>911H 111</u>  Deputy District Registrar</p>	
<p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>Mortgage for \$</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	

No. 1087101  
 INST. TYPE: PD  
Ad. City of Id.  
 PRODUCED & REGISTERED:  
2100-10-27  
 See Computerized  
 Daily Record

No. 1078350  
 INST. TYPE: TR  
 BY: 1000000000  
**DISPOSED BY**  
**DISCHARGE**  
 PRODUCED & REGISTERED:  
2000 04 14  
 See Computerized  
 Daily Record



From No 52426

70911

Transfer 93365

600.00

Application 2229  
936  
1789

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAME OF THE PARTIES	REGISTRATION NUMBER
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	

# MANITOBA

Cert. No

61518

## Certificate of Title

UNDER THE REAL PROPERTY ACT

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, when the contrary is expressly declared, be deemed to be subject to:

- Any subsisting reservation
- Any right of way
- Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land thereat
- Any drainage levy or mechanic's lien affecting the land
- Any order of attachment of title, and any order for the sale of the land
- Any mortgage or other charge registered in force under the provisions of any Act of the province
- The title of a person in actual occupation of and rightly entitled to the land at the time it was brought under the Act
- Any law affecting the land registered since the date of the certificate, and
- Any by-law, scheme or by-law made or issued by any municipal corporation under "The Municipal Act" or the charter of any city relating to public highways or zoning.

Nothing shall be deemed to be included in a certificate of title included in a certificate of title unless the certificate is in the Crown or a municipality.

THE ADDRESS OF THE REGISTERED OWNER IS  
Can. Nat. Pacific  
Brandon

David Solomon Weiss  
of the City of Brandon, in Manitoba, Manufacturer  
is now seized of an estate, in fee simple in possession subject to  
such encumbrances, liens and interests, as are notified by memorandum  
of land known and described as follows:  
Lots Seventeen and Eighteen and the most Northerly  
Seventy-five feet of Lots Thirteen, Fourteen, Fifteen and  
Sixteen, all in Block Thirty-nine, as shown on a  
Plan of part of the City of Brandon in Manitoba,  
as No. 4.  
registered in the Brandon Land Titles Office

No. R. 15735  
TRANSFER OF THE TITLE OF THE LAND  
TO Brandon Land Titles Office  
REGISTERED 15/10/41 at 2:33 P.M.  
OUR CLERK SIGNED  
WITNESS No. 90295  
Edmund J. Finch  
CLERK OF COURTS

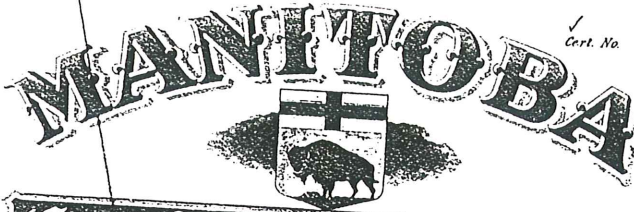
IN WITNESS WHEREOF  
I, M. A. Yeoman,  
affixed my seal of office, this Fifteenth  
One thousand nine hundred and forty-eight  
day of October  
Signed in the presence of  
M. A. Yeoman  
Edmund J. Finch  
Deputy District Registrar  
for BRANDON

From No 61517

Transfer 79854 2000.

Application 1230  
2228

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
		District Registrar	



Cert. No. 68643

# Certificate of Title

UNDER THE REAL PROPERTY ACT

*David Solomon Weiss*

*of the City of Brandon, in Manitoba, Merchant 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:*

*Lots Thirteen to Sixteen, both inclusive, excepting thereout the most northerly seventy-five feet in depth thereof in Block Thirty-nine, as shown on a plan of part of the City of Brandon, in Manitoba, registered in the Brandon Land Titles Office as No. 4.*

The land mentioned in a certificate of title shall by implication and without special mention in the certificate, unless the contrary be expressed, be deemed to be subject to:  
(a) Any municipal charge, rate or assessment in the original grant of the land from the Crown.  
(b) Any municipal charge, rate or assessment, however created, levied or assessed, in respect of the land.  
(c) Any mortgage, lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land.  
(d) Any mortgage, lease or agreement for a lease for a period exceeding three years, where there is actual occupation of the land.  
(e) Any charge, lien or interest in force under the provisions of any Act of the province in respect of the land.  
(f) Any right of pre-emption by a court in the province and registered since the date of the certificate of title.  
(g) Any town planning scheme or by-law authorizing the acquisition of land for a residential area or zoning, passed by any municipal corporation under the Planning Act or under the provisions of the charter of the City of Brandon or a municipality.  
(h) Any right of pre-emption by a court in the province and registered since the date of the certificate, and any town planning scheme or by-law authorizing the acquisition of land for a residential area or zoning, passed by any municipal corporation under the Planning Act or under the provisions of the charter of the City of Brandon or a municipality.

WITNESSED AND SEALED at the City of Brandon, Manitoba, this 20th day of January, 1915.

RECORDED  
INDEXED  
1915 JAN 21 10 45 AM  
C. H. FRANK  
District Registrar

IN WITNESS WHEREOF  
I, the undersigned, have hereunto signed my name and  
affixed my seal of office, this 20th day of January, 1915.  
Signed in the presence of

*David Solomon Weiss*  
20th day of January, 1915.

*M. H. Gorman*

*C. H. Frank*  
District Registrar  
for BRANDON

Form No 97194

68643

Transfer 87203

2500.<sup>00</sup>

Application 4342

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	
Mortgage for \$ _____	The _____ day of _____ at _____ o'clock in _____ the _____ noon	District Registrar	

DATE: 2002/07/04  
TIME: 09:21  
POST

MANITOBA  
STATUS OF TITLE

TITLE NO: 1756537  
PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR: EARTH TECH
ORIGINATING OFFICE.....	BRANDON	BY: A.BROWN
REGISTERING OFFICE.....	BRANDON	LTO BOX NO:
REGISTRATION DATE.....	2000/10/27	
COMPLETION DATE.....	2000/10/31	

LEGAL DESCRIPTION:

THE CITY OF BRANDON

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

LOTS 37 TO 43 AND THAT PORTION OF LOT 44 LYING EAST OF THE FOLLOWING DESCRIBED LAND: COMMENCING AT A POINT ON THE SOUTHERN LIMIT OF SAID LOT 44 DISTANT ELY 25 AND 49/100 FEET FROM THE SW CORNER OF SAID LOT THENCE NORTH 15 MINUTES WEST A DISTANCE OF 57 AND 1/8 FEET THENCE SOUTH 89 DEGREES AND 45 MINUTES WEST A DISTANCE OF 1 AND 1/20 FEET THENCE NORTH 15 MINUTES WEST TO THE MOST NLY LIMIT OF SAID LOT 44 ALL IN BLOCK 40 PLAN 4 BLTO EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT  
W 1/2 24-10-19 WPM

ACTIVE TITLE CHARGES:

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 27TH DAY OF OCTOBER, 2000  
BY K.ANGUS FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF BRANDON.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2002/07/04 OF TITLE NUMBER 1756537 .

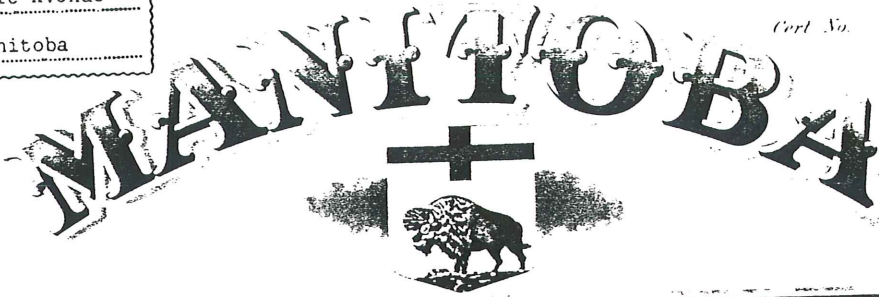
\*\*\*\*\* END OF STATUS OF TITLE FOR TITLE 1756537 BDN \*\*\*\*\*

*17/10/2000*

THE ADDRESS  
OF THE REGISTERED OWNER IS

1st & Pacific Avenue  
Brandon, Manitoba

Cert No. 91179



# Certificate of Title

## UNDER THE REAL PROPERTY ACT

BRANDON SCRAP IRON & METALS LIMITED

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.

Lots Thirty-seven to Forty-three, both inclusive, and that portion of Lot Forty-four lying East of the following described line: Commencing at a point on the Southern limit of said Lot Forty-four distant Easterly thereon Twenty-five and forty-nine one-hundredths feet from the South West corner of said Lot, thence North fifteen minutes West a distance of Fifty-seven and one-eighth feet, thence South eighty-nine degrees and forty-five minutes West a distance of One and one-twentieth feet, thence North fifteen minutes West to the most Northerly limit of said Lot Forty-four; all in Block Forty, as shown on a Plan of part of the City of Brandon, in Manitoba, registered in the Brandon Land Titles Office as No. 4.

INST TYPE: TRANSFER	NO: 1087102
FOR: City of Brandon	
REGD: 27 Oct 2000	
NEW TITLE:	

INST TYPE: _____	NO: 1091700
FOR: _____	
REGD: _____	

IN WITNESS WHEREOF  
I have hereunto signed my name and  
affixed my Seal of office this  
fourteenth day of July  
One thousand nine hundred and  
sixty-one.  
Signed in the presence of  
M. Mc Cowan

I have hereunto signed my name and  
affixed my Seal of office this  
fourteenth day of July  
One thousand nine hundred and  
sixty-one.  
Signed in the presence of  
M. Mc Cowan

*[Signature]*  
Deputy District Registrar  
for BRANDON







Form No 55451 paid

632 18

Transfer 77624

3000.<sup>00</sup>

Application 38

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
<p><i>Mortgage</i> for \$1500.<sup>00</sup></p>	<p>The <i>26<sup>th</sup></i> day of <i>April</i> 19<i>19</i> at <i>10:00</i> o'clock in the <i>fore noon</i></p>	<p><i>Samuel Boroditsky et al</i> <i>to</i> <i>City of Brandon</i>  <i>W. J. ...</i> District Registrar</p>	<p>70285</p>
<p><i>Mortgage</i> for \$</p>	<p>The day of at o'clock in the noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> for \$</p>	<p>The day of at o'clock in the noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> for \$</p>	<p>The day of at o'clock in the noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> for \$</p>	<p>The day of at o'clock in the noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> for \$</p>	<p>The day of at o'clock in the noon</p>	<p>District Registrar</p>	
<p><i>Mortgage</i> for \$</p>	<p>The day of at o'clock in the noon</p>	<p>District Registrar</p>	

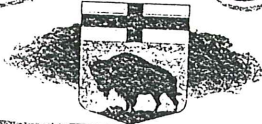
No 126620  
Mortgage 70285  
City of Brandon  
to Sam Boroditsky et al  
2 copies  
1444-20

26<sup>th</sup>  
April  
1919  
10:00  
fore noon

# MANITOBA

Cert. No.

63844



## Certificate of Title

UNDER THE REAL PROPERTY ACT

Pell Bottling Company Limited

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:

Lots Thirty-seven to Thirty-nine, both inclusive, and the Easterly Six and fifty-six hundredths feet of Lot Forty, all in Block Forty as shown on a Plan of part of the City of Brandon, in Manitoba, registered on the Brandon Land Titles Office as No. 4.

No. R 2693... TRANSFER OF THE WHOLE OF THE LAND TO Brandon Bottling Co. Ltd. REGISTERED 14 July 1911 CANCELLED IN FULL VIDE CERT. No. 91179 W. S. Williams DISTRICT REGISTRAR

IN WITNESS WHEREOF

I have hereunto signed my name and affixed my Seal of office this Twenty-fourth day of November One thousand nine hundred and forty-nine.

Signed in the presence of

W. S. Williams

District Registrar

for Brandon

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 the original grant of the land from the Crown.

(a) Any subsisting reservation contained in the original grant of the land from the Crown.

(b) Any right-of-way or other easement existing at the date of the certificate.

(c) Any right-of-way or other easement existing at the date of the certificate, upon, over or in respect of the land.

(d) Any drainage levy or mechanical lien affecting the land.

(e) Any order of attachment, judgment or order relating thereto.

(f) Any certificate of the pending issued out of a court in the province and registered since the date of the certificate of title.

(g) Any right of expropriation by statute.

(h) The provisions of any Act or regulation in force under the provisions of any Act of the Province of Manitoba affecting the land registered since the date of the certificate, and

(i) Caveats affecting the land registered since the date of the certificate, and

(j) Any other subsisting lien or by-law authorized under "The Mining 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.

The provisions of any Act or regulation in force under the provisions of any Act of the Province of Manitoba relating to the description of the land included in a certificate shall be deemed to be excluded unless the certificate is in the form prescribed by a municipality.

THE ADDRESS OF THE REGISTERED OWNER IS  
1087 Selkirk Ave.  
Winnipeg, Man.

Form No 4976a

63844

Transfer 77625

5000.00

Application 38

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
Mortgage for \$ _____	The at the noon day of 19 o'clock in		
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
Mortgage for \$ _____	The at the noon day of 19 o'clock in	District Registrar	
		District Registrar	



From No. 46082 Paid.

58451 17

Transfer 70284

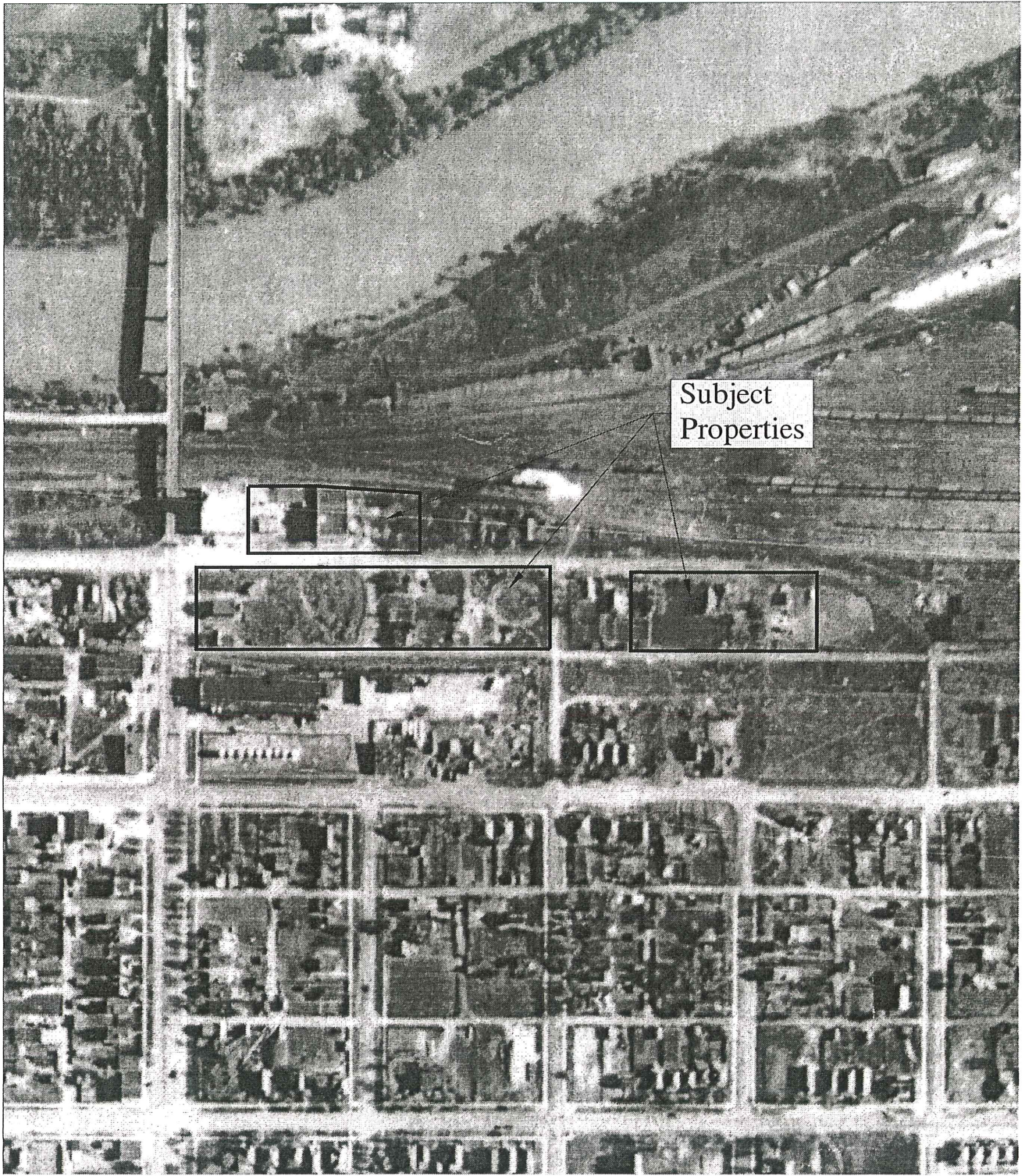
2000.<sup>00</sup>

Application 38

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES	REGISTRATION NUMBER
<p>106680          1. Wharfedale of          2023          1. Bill Colby &amp; Co.          RECEIVED          Royal          10/20/24          [Signature]</p> <p>Mortgage          for          \$1500.<sup>00</sup></p>	<p>The 26<sup>th</sup> day of          April 1947          at 10:08 o'clock in          the forenoon</p>	<p>Samuel Bronitsky et al          to          City of Brandon          [Signature]          District Registrar</p>	70285
<p>Mortgage          for          \$ _____</p>	<p>The _____ day of          _____ at _____ o'clock in          the _____ noon</p>	<p>District Registrar</p>	
<p>Mortgage          for          \$ _____</p>	<p>The _____ day of          _____ at _____ o'clock in          the _____ noon</p>	<p>District Registrar</p>	
<p>Mortgage          for          \$ _____</p>	<p>The _____ day of          _____ at _____ o'clock in          the _____ noon</p>	<p>District Registrar</p>	
<p>Mortgage          for          \$ _____</p>	<p>The _____ day of          _____ at _____ o'clock in          the _____ noon</p>	<p>District Registrar</p>	
<p>Mortgage          for          \$ _____</p>	<p>The _____ day of          _____ at _____ o'clock in          the _____ noon</p>	<p>District Registrar</p>	
<p>Mortgage          for          \$ _____</p>	<p>The _____ day of          _____ at _____ o'clock in          the _____ noon</p>	<p>District Registrar</p>	

## **APPENDIX C AERIAL PHOTOGRAPHS**

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Subject Properties



G:\New\Winnipeg\BR\work\57359\AP\01-CAD\FINAL\Air\_Photo\_47.dwg

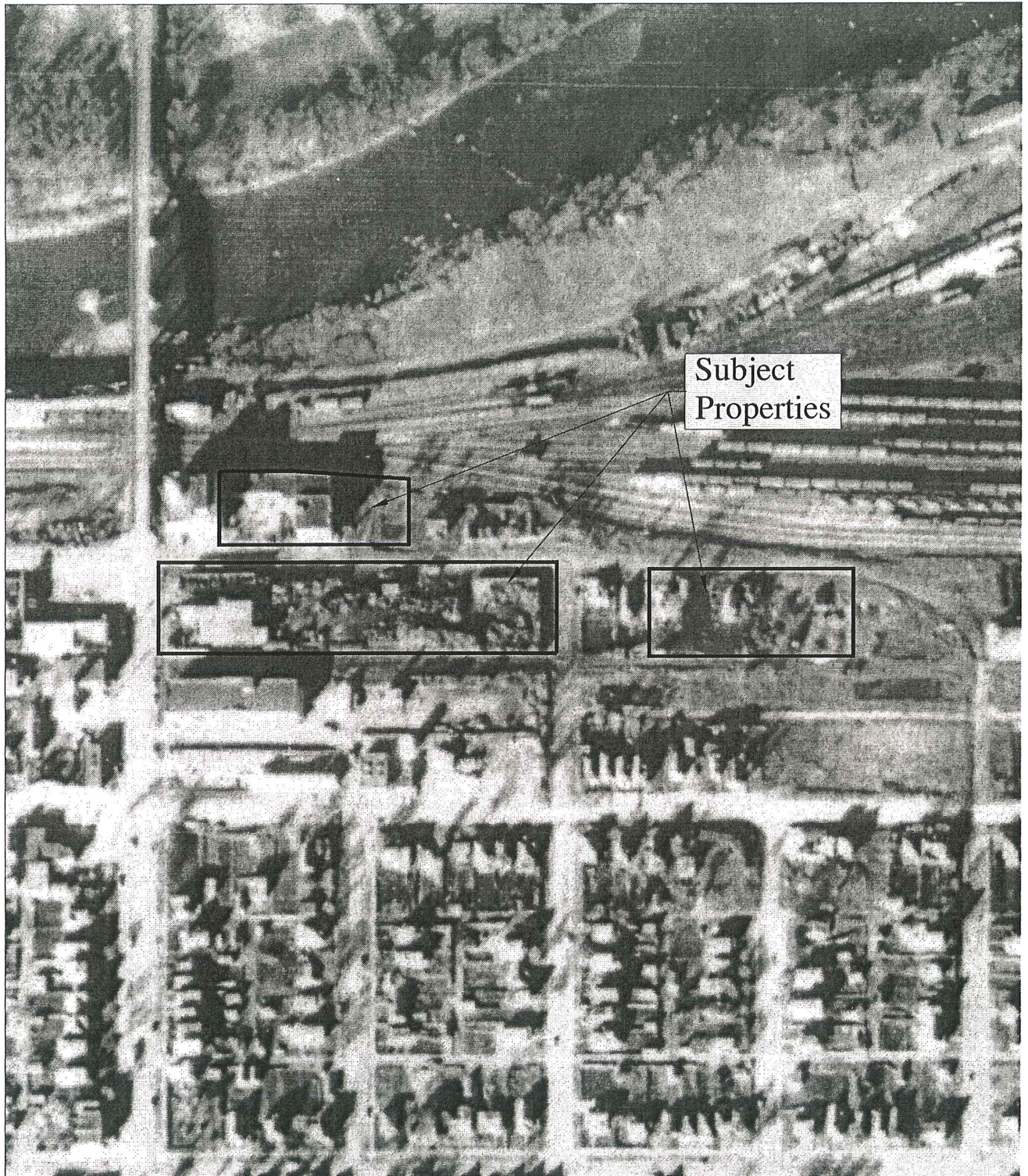
no.	y/m/d	revision	app.

1947 Aerial Photograph  
Phase I & II of Four Properties in  
Brandon, Manitoba

**EARTH TECH**

Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.5381

designed <b>CB</b>	scale <b>N.T.S.</b>	y/m/d <b>2002/07/05</b>
drawn <b>CB</b>	project no. <b>57359-0000</b>	
checked <b>KMA</b>	figure no. <b>2.1</b>	rev. <b>A</b>
approved <b>KMA</b>		



Subject Properties



G:\Acc\Winnipeg\BR\work\57359\02\06\CAD\FINAL\Air\_Photo\_57359.dwg

				1958 Aerial Photograph Phase I & II of Four Properties in Brandon, Manitoba		designed	scale	y/m/d														
						CB	N.T.S.	2002/07/05														
				<b>EARTH TECH</b> <small>Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.5381</small>		drawn	project no.															
						CB	57359-0000															
<table border="1"> <thead> <tr> <th>no.</th> <th>y/m/d</th> <th>revision</th> <th>app.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				no.	y/m/d	revision	app.													checked	figure no.	rev.
				no.	y/m/d	revision	app.															
				KMA	2.2	A																
				approved																		
				KMA																		



Subject Properties



G:\New\Winnipeg\Work\57359\57359 Air Photo 64.dwg

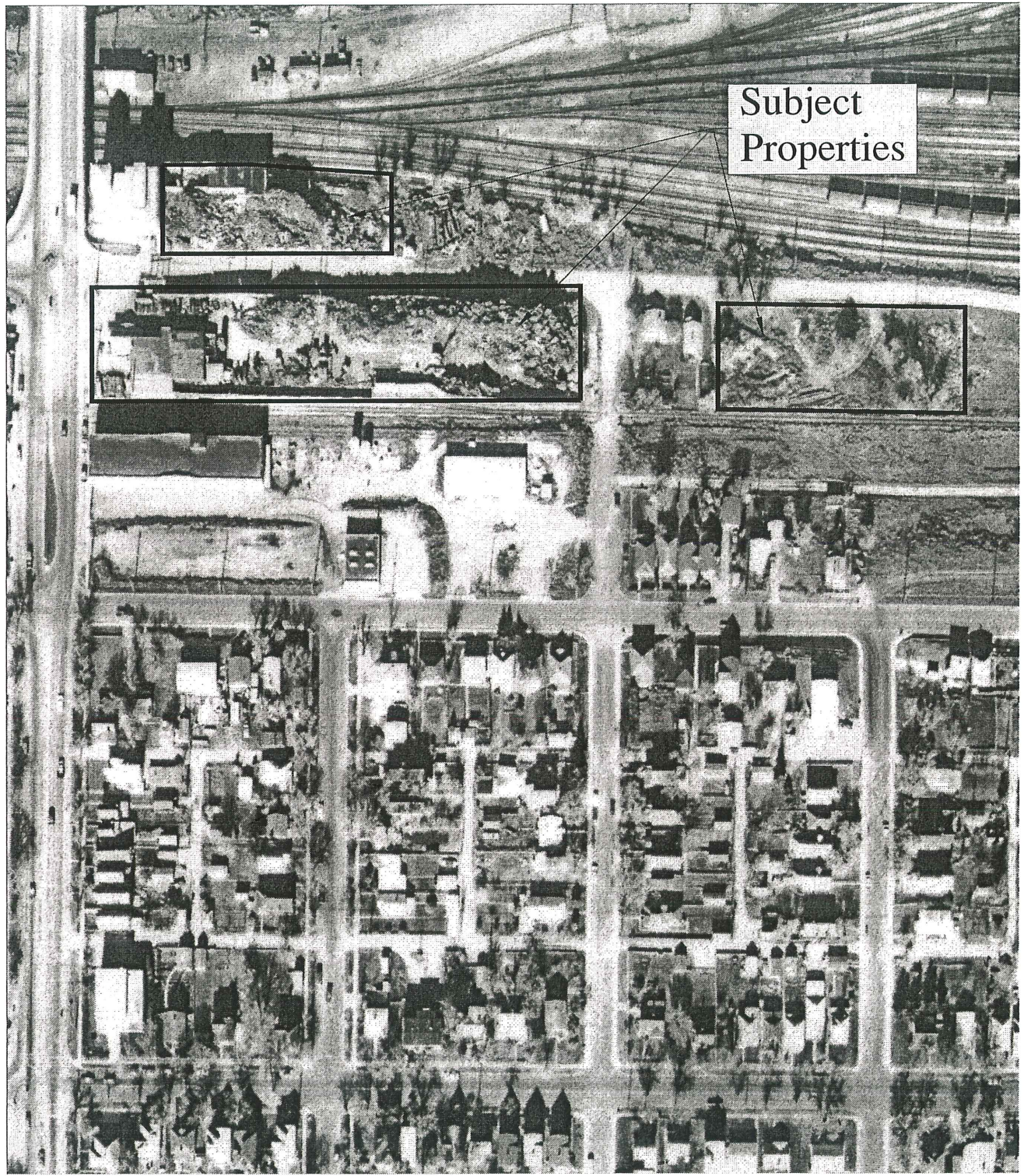
no.	y/m/d	revision	app.

1964 Aerial Photograph  
Phase I & II of Four Properties in  
Brandon, Manitoba

**EARTH TECH**

Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.5381

designed CB	scale N.T.S.	y/m/d 2002/07/05
drawn CB	project no. 57359-0000	
checked KMA	figure no. 2.3	rev. A
approved KMA		

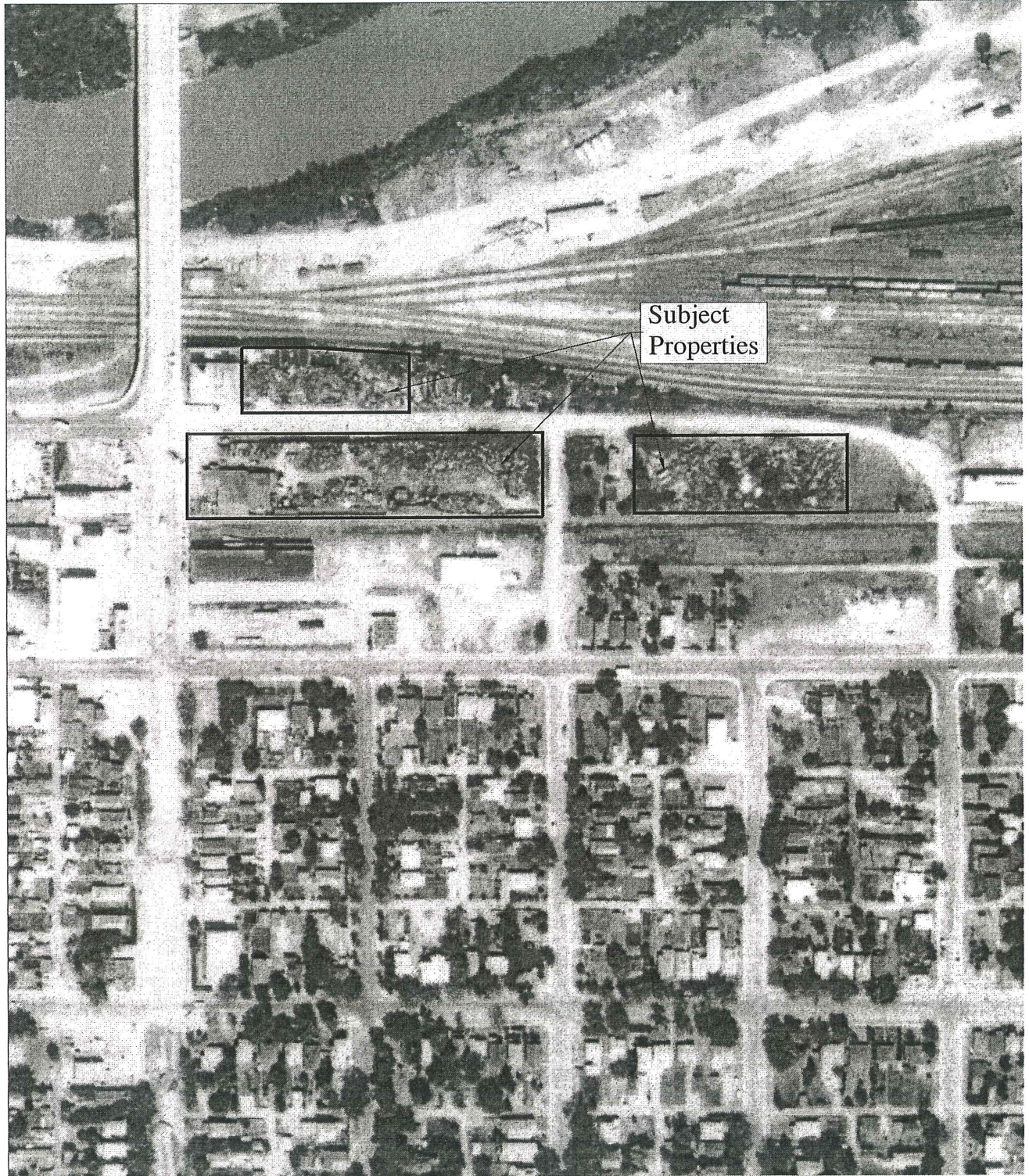


Subject Properties



G:\Data\Winnipeg\57359\57359\Aerial\Photo\_77.dwg

				1977 Aerial Photograph Phase I & II of Four Properties in Brandon, Manitoba		designed	scale	y/m/d		
						CB	N.T.S.	2002/07/05		
				<b>EARTH TECH</b> Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.5381		drawn	project no.			
						CB	57359-0000			
no.      y/m/d      revision      app.						checked	figure no.	rev.		
						KMA	2.4	A		
						approved				
						KMA				



Subject Properties



G:\env\winnipeg\1802\57359\1802-0000\CAD\FINAL\Air Photo RD.dwg

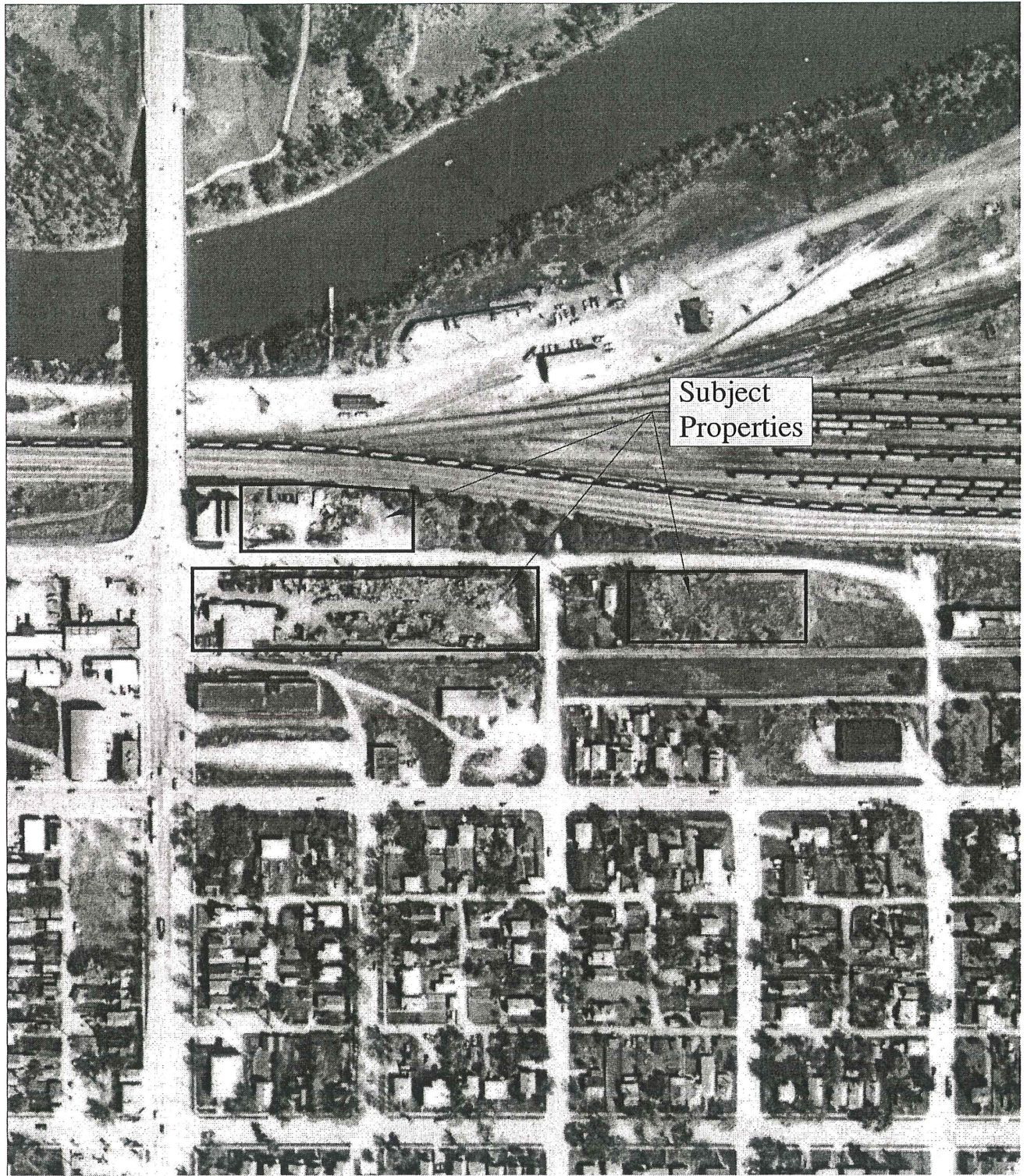
no.	y/m/d	revision	app.

1980 Aerial Photograph  
Phase I & II of Four Properties in  
Brandon, Manitoba

**EARTH TECH**

Earth Tech (Canada) Inc. Winnipeg, Manitoba 204.477.5381

designed <b>CB</b>	scale <b>N.T.S.</b>	y/m/d <b>2002/07/05</b>
drawn <b>CB</b>	project no. <b>57359-0000</b>	
checked <b>KMA</b>	figure no.	rev.
approved <b>KMA</b>	<b>2.5</b>	<b>A</b>



Subject Properties



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no.	y/m/d	revision	app.

1993 Aerial Photograph  
Phase I & II of Four Properties in  
Brandon, Manitoba

**EARTH TECH**

Earth Tech (Canada) Inc.    Winnipeg, Manitoba    204.477.5381

designed CB	scale N.T.S.	y/m/d 2002/07/05
drawn CB	project no. 57359-0000	
checked KMA	figure no. 2.6	rev. A
approved KMA		



Subject Properties



G:\proj\Winnipeg\work\57359\57359-0000-CAD\FINAL\_Air\_Photo\_05.dwg

				1996 Aerial Photograph Phase I & II of Four Properties in Brandon, Manitoba		designed <b>CB</b>	scale <b>N.T.S.</b>	y/m/d <b>2002/07/05</b>
						drawn <b>CB</b>	project no. <b>57359-0000</b>	
				<b>EARTH TECH</b>		checked <b>KMA</b>	figure no. <b>2.7</b>	rev. <b>A</b>
no.	y/m/d	revision	app.	Earth Tech (Canada) Inc.    Winnipeg, Manitoba    204.477.5381		approved <b>KMA</b>		

**APPENDIX D MANITOBA CONSERVATION  
FILE SEARCH REPLAY**

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57359-04c

RECEIVED AUG 20 2002



Manitoba

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Conservation

Corporate Services Division

Box 85, 200 Saulteaux Cresc.  
Winnipeg MB R3J 3W3  
CANADA

August 16, 2002  
File #6597/6598/6999/6600

Craig Blair  
Earth Tech Canada Inc.  
850 Pembina Hwy.  
Winnipeg MB R3M 2M7

Dear Sir/Madam

**Re: Brandon Scrap Iron & Metal Recycling Ltd. and/or  
Manitoba Hide and Fur,  
9 First St., 17 Pacific Ave. E., 218 Pacific Ave., 308 Pacific Ave. E,  
Brandon, MB**

Ron Slater (Brandon regional office) has provided the enclosed memo concerning these addresses. Mr. Slater can be reached directly at (204) 726-6566 should you require further information.

The operation at 9 First Street registered in 1992 as a hazardous waste generator of waste batteries. This property is identified as an impacted and/or contaminated site. The department maintains impacted site file C. 1191 for this location and is available for review by contacting Joan La Rue-van Es directly at (204) 945-7009. This operation was prosecuted under DGHT Act 172/85 Section 4.1 in 1998 for the transportation of dangerous goods that were improperly documented. Please contact Mike Baert at (204) 945-0992 if you require additional information.

Please call me at (204) 945-7098 if you have any questions.

Yours truly,

  
Marie D. Collins

Enclosure



**DATE:** 30 July 2002

## Memorandum

---

**TO:** Marie Collins

**FROM:** Ron Slater  
Brandon regional office

**PHONE:** 204/726-6566

**FAX:**

**EMAIL:**

**SUBJECT:** Brandon Scrap Iron & Metal Recycling Ltd. and/or Manitoba Hide and Fur

---

The property situated at 1st. Street at Pacific Avenue and owned by Brandon Scrap Iron and Metal Recycling is designated as a Contaminated/Impacted Site - File # c.1191.

There is no record of a petroleum storage tank system being operated by either of the companies at the locations identified.

Brandon Scrap Iron & Metals Recycling Ltd was registered as a hazardous waste generator - MB 004872.

There appears to be at least two refrigeration units on the property situated at 17 Pacific Ave, E. The City of Brandon has been advised it is their responsibility to dispose of these units in an approved manner.

## 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 relates 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.

## **APPENDIX E SITE PHOTOGRAPHS**

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Photograph 1: Looking east within the fenced compound at 9 First Street.



Photograph 2: Looking northwest across the property located at 17 Pacific Avenue. Note the two abandoned refrigerators located in the middle of the photograph.



Photograph 3: Typical debris pile located around the perimeter of the fenced compound located at 9 First Street.



Photograph 4: Typical debris pile located around the perimeter of the fenced compound located at 9 First Street.



Photograph 5: Debris pile located in northeast corner of the fenced compound at 9 First Street.



Photograph 6: The fence along the northern property line located at 9 First Street is failing.



Photograph 7: Typical office area located in the northwest corner of the building at 9 First Street.



Photograph 8: Typical office room located within the build located at 9 First Street.



Photograph 9: Storage room located east of the office area within the building at 9 Pacific Avenue.



Photograph 10: At least nine (9) fire extinguishers are located in a room between the office area and the shipping area.



Photograph 11: General storage room located in the basement.



Photograph 12: Furnace room located south of the storage room. This room was also where the employees stored their coats and other personal items.



Photograph 13: Washroom facilities are located in the basement east of the furnace room. Note the hot water tank is located in left washroom.



Photograph 14: Looking west into the shipping area. The dark area on the floor to the left of the photograph is a result of water ponding.



Photograph 15: There is a box in the shipping area that contains nine (9) bottles of “Kleen Flo” starter fluid, and one (1) container of diesel conditioner. There is also container of “Restore” cleanser located beside the box.



Photograph 16: Looking northwest across the animal curing area of the building. The ground is likely covered with salt that was used in the curing process.



Photograph 17: The exterior of the building along the north wall of the curing area has undergone extensive corrosion, apparent as a result of the salt within the building.



Photograph 18: Work area located in the southeast corner of the curing area. Note the 5-gallon pails of motor oil located in the middle of the floor.



Photograph 19: Another work area located in the southeast corner of the animal curing area. This area was likely used in conjunction with the curing process.



Photograph 20: Electrical panels located on the exterior of the north wall of the building.



Photograph 21: Area of extensive hydrocarbon staining on and around a concrete pad located within the fenced compound at 9 First Street. Note the yellow 5-gallon pail that is full of what appears to be transmission fluid.



Photograph 22: Area of extensive staining located on the abandon spur line along the southern edge of the property at 9 First Street.



Photograph 23: Derelict propane tanks located northeast of the concrete pad within the fenced compound at 9 First Street.



Photograph 24: Pile of discarded light ballasts and other debris located east of the building at 9 First Street.



Photograph 25: One of the refrigerators located within the fenced compound at 9 First Street. Note the locking door is still attached to the refrigerator.



Photograph 26: Access hole to an underground steel vessel and distribution lines. Access to the vessel is located within the fenced compound, east of the building.



Photograph 27: Looking northwest across 17 Pacific Avenue at the one and four litre paint can scattered throughout the sight. Note the 45-gallon drums located along of brick wall.



Photograph 28: Looking east at one of the major hydrocarbon stained areas located at 17 Pacific Avenue.



Photograph 29: Major hydrocarbon staining is also located near the northwest corner of the property at 17 Pacific Avenue.



Photograph 30: Typical soil discolouration and vegetation distress located on the property at 218 Pacific Avenue.



Photograph 31: Soil pile and property at 308 218 Pacific Avenue East.

## **APPENDIX F CERTIFICATES OF ANALYSIS**

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**DATE: November 8 2002**

**Earth Tech Canada**  
**850 Pembina Hwy**  
**Winnipeg MB R3M 2M7**

**ATTN: BISWANGER S**

**FAX: 284 2040**

**e-mail: sbiswanger@earthtech.ca**

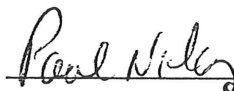
**e-mail**

ENVIRO-TEST ANALYSIS REPORT

Lab Work Order #: W020718103 Submitted By: Biswanger S  
Project Reference: 57359-00  
Project P.O. #: \_\_\_\_\_ Date Received: 02/ 7/11

Comments:

APPROVED BY:



Paul Nicolas

Project Manager

For chemistry interpretation call (204)945-2503

For microbiology interpretation call (204)945-2348

THIS REPORT SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE WRITTEN AUTHORITY OF THE LABORATORY.  
ALL SAMPLES WILL BE DISPOSED OF AFTER 30 DAYS FOLLOWING ANALYSIS. PLEASE CONTACT THE LAB IF YOU  
REQUIRE ADDITIONAL SAMPLE STORAGE TIME.

ACCREDITATIONS: STANDARDS COUNCIL OF CANADA (SCC), IN COOPERATION WITH THE CANADIAN ASSOCIATION FOR ENVIRONMENTAL ANALYTICAL LABORATORIES (CAEAL): FOR SPECIFIC TESTS AS LISTED IN THE SCC SCOPE OF ACCREDITATION (EDMONTON, CALGARY, WINNIPEG, SASKATOON, THUNDER BAY, WATERLOO, & GRAND PRAIRIE)  
SCC, IN COOPERATION WITH THE CANADIAN FOOD INSPECTION AGENCY (CFIA): FOR SPECIFIC FOOD RELATED TESTS AS LISTED IN THE SCC SCOPE OF ACCREDITATION (WINNIPEG)  
SCC, FOR SPECIFIC HEALTH RELATED TESTS AS LISTED IN THE SCC SCOPE OF ACCREDITATION (WINNIPEG)  
AMERICAN INDUSTRIAL HYGIENE ASSOCIATION (AIHA): FOR INDUSTRIAL HYGIENE ANALYSIS (EDMONTON, WINNIPEG) AND FUNGI ANALYSIS (WINNIPEG)  
AGRICULTURE CANADA: UNDER THE CANADIAN FERTILIZER QUALITY ASSURANCE PROGRAM (SASKATOON)

ENVIRO-TEST ANALYSIS REPORT

LAB ID	SAMPLE ID	TEST DESCRIPTION	RESULT	M.D.L.	UNITS	METHOD #	ANALYZED	ANALYST
02-A48446	N	Sample Type: Soil Collected: 02/ 7/ 9						
		Inorganics						
		Arsenic - Total	12.1	0.03	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Barium - Total	2190	0.04	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Beryllium - Total	2.03	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Bismuth - Total	0.10	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cadmium - Total	0.88	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Chromium - Total	23.9	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cobalt - Total	7.33	0.01	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Copper - Total	78.2	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Lead - Total	215.	0.05	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Molybdenum - Total	4.57	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Nickel - Total	28.4	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Selenium - Total	0.7	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Silver Total	< 1	1.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Strontium - Total	913.	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Thallium - Total	0.2	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Tin - Total	< 4	4.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Uranium - Total	3.33	0.006	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Vanadium - Total	27.2	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Zinc - Total	489.	2.	mg/kg DWt*	A510.06	02/ 7/15	DAG
02-A48447	E Bat	Sample Type: Soil Collected: 02/ 7/ 9						
		Inorganics						
		Arsenic - Total	66.7	0.03	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Barium - Total	31.5	0.04	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Beryllium - Total	0.46	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Bismuth - Total	4.97	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cadmium - Total	4.70	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Chromium - Total	19.2	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cobalt - Total	8.20	0.01	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Copper - Total	106.	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Lead - Total	125000	0.05	mg/kg DWt*	A510.06	02/ 7/16	DAG
		Molybdenum - Total	2.60	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Nickel - Total	26.2	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Selenium - Total	1.8	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Silver Total	< 1	1.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Strontium - Total	134.	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Thallium - Total	2.4	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Tin - Total	9.	4.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Uranium - Total	0.875	0.006	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Vanadium - Total	16.0	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Zinc - Total	803.	2.	mg/kg DWt*	A510.06	02/ 7/15	DAG

ENVIRO-TEST ANALYSIS REPORT

LAB ID	SAMPLE ID	TEST DESCRIPTION	RESULT	M.D.L.	UNITS	METHOD #	ANALYZED	ANALYST
02-A48448	E	Sample Type: Soil Collected: 02/ 7/ 9						
		Inorganics						
		Arsenic - Total	34.8	0.03	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Barium - Total	386.	0.04	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Beryllium - Total	0.46	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Bismuth - Total	2.34	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cadmium - Total	3.83	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Chromium - Total	31.6	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cobalt - Total	8.22	0.01	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Copper - Total	120.	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Lead - Total	68300	0.05	mg/kg DWt*	A510.06	02/ 7/16	DAG
		Molybdenum - Total	3.21	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Nickel - Total	34.2	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Selenium - Total	1.4	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Silver Total	< 1	1.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Strontium - Total	127.	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Thallium - Total	1.3	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Tin - Total	< 4	4.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Uranium - Total	0.982	0.006	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Vanadium - Total	17.4	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Zinc - Total	1090	2.	mg/kg DWt*	A510.06	02/ 7/15	DAG
02-A48449	W	Sample Type: Soil Collected: 02/ 7/ 9						
		Inorganics						
		Arsenic - Total	70.1	0.03	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Barium - Total	2.92	0.04	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Beryllium - Total	< 0.06	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Bismuth - Total	9.01	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cadmium - Total	2.12	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Chromium - Total	9.5	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Cobalt - Total	1.39	0.01	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Copper - Total	63.6	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Lead - Total	38300	0.05	mg/kg DWt*	A510.06	02/ 7/16	DAG
		Molybdenum - Total	1.88	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Nickel - Total	15.1	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Selenium - Total	1.1	0.1	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Silver Total	< 1	1.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Strontium - Total	38.1	0.02	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Thallium - Total	1.3	0.2	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Tin - Total	80.	4.	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Uranium - Total	0.119	0.006	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Vanadium - Total	4.31	0.06	mg/kg DWt*	A510.06	02/ 7/15	DAG
		Zinc - Total	75.	2.	mg/kg DWt*	A510.06	02/ 7/15	DAG

# ENVIRO-TEST LABORATORIES TEST METHODOLOGIES

## Work Order W020718103

Metals, by Plasma-Mass Spectrometer (ICP-MS)

ETL Method Number: A510.06

References: EPA 200.8, 3050B

### Principle of Method:

The sample is diluted to reduce the dissolved solids content, then nebulized. The resulting aerosol is transported through a Radio Frequency generated plasma, where it is ionized. The ions are extracted from the center of the plasma using a series of progressively increasing vacuums and directed into the quadrupole of the mass spectrometer by an ion lens. In the quadrupole, the ions are separated according to mass/charge ratio and passed through the discreet dynode detector for quantitation by the computer system.

### Definitions:

- Total Metals: a sample that has been vigorously digested prior to analysis will be reported as total metal parameters. For waters, the sample is unfiltered and preserved.
- Extractable Metals: an unfiltered sample that has been preserved prior to analysis will be reported as extractable metal parameters
- Dissolved Metals: a sample filtered through a 0.45 um membrane prior to being preserved and analyzed will be reported as dissolved metal parameters

The following preparation methods are used to prepare indicated matrices for analysis by this procedure:

- Water, Wastewater and Leachates: Digested with HNO<sub>3</sub> according to A354
- Hair: Digested with HNO<sub>3</sub>/H<sub>2</sub>O<sub>2</sub> according to A355
- Cellulose Filters: Digested with HNO<sub>3</sub> according to A352
- Soils, Sediments, Biologicals and Biosolids: Digested with HNO<sub>3</sub>/H<sub>2</sub>O<sub>2</sub> according to A357
- Blood, Serum and Urine: Digested with HNO<sub>3</sub>/H<sub>2</sub>O<sub>2</sub> according to A356
- Vegetation: Ashed, then digested with HNO<sub>3</sub> according to A353

METALS, HNO<sub>3</sub>/PEROXIDE HOTPLATE DIGESTION FOR ANALYSIS OF SOILS, SEDIMENTS, BIOLOGICAL AND BIOSOLIDS BY ICP OR ICP-MS

ETL Method Number: A357.03

References: EPA 3050B Revision 2, December 1996.

### Principle of Method:

The soil or sediment sample is air dried, sieved and then digested using concentrated nitric acid and hydrogen peroxide and hotplate techniques. Biosolids are oven dried at 70 C to 80 C prior to sieving and digestion. If biosolids have been applied to soil samples, they may be dried at this temperature. Vegetation samples are oven dried, then ground prior to digestion. Tissue samples are not pre-treated prior to digestion and are reported as wet weight.

The extract is diluted to volume, and analyzed by Inductively Coupled Plasma by method A505 or by Inductively Coupled Plasma -Mass Spectrometry using method A510.

Enviro-Test Laboratories Quality Control Summary

Work Order W020718103

**Inorganics - Quality Control Results**

Known Values

Analyte Name	Units	Known ID	Expected Value	Actual Value	Recovery (%)	Limits (%)	
Arsenic - Total	mg/kg DWt*	CTRL2	6.00	5.99	99.83	90.0 -	110.
Barium - Total	mg/kg DWt*	CTRL2	6.00	5.98	99.67	90.0 -	110.
Beryllium - Total	mg/kg DWt*	CTRL2	6.00	6.07	101.17	90.0 -	110.
Bismuth - Total	mg/kg DWt*	CTRL2	6.00	6.02	100.33	90.0 -	110.
Cadmium - Total	mg/kg DWt*	CTRL2	6.00	5.95	99.17	90.0 -	110.
Chromium - Total	mg/kg DWt*	CTRL2	6.0	6.0	100.00	90.0 -	110.
Cobalt - Total	mg/kg DWt*	CTRL2	6.00	5.97	99.50	90.0 -	110.
Copper - Total	mg/kg DWt*	CTRL2	6.0	5.9	98.33	90.0 -	110.
Lead - Total	mg/kg DWt*	CTRL2	6.00	5.92	98.67	90.0 -	110.
Lead - Total	mg/kg DWt*	CTRL2	6.00	5.81	96.83	90.0 -	110.
Molybdenum - Total	mg/kg DWt*	CTRL2	6.00	6.05	100.83	90.0 -	110.
Nickel - Total	mg/kg DWt*	CTRL2	6.0	5.9	98.33	90.0 -	110.
Selenium - Total	mg/kg DWt*	CTRL2	6.0	5.9	98.33	90.0 -	110.
Silver Total	mg/kg DWt*	CTRL2	6.	6.	100.00	90.0 -	110.
Strontium - Total	mg/kg DWt*	CTRL2	6.00	6.06	101.00	90.0 -	110.
Thallium - Total	mg/kg DWt*	CTRL2	6.0	5.9	98.33	90.0 -	110.
Tin - Total	mg/kg DWt*	CTRL2	6.	6.	100.00	90.0 -	110.
Uranium - Total	mg/kg DWt*	CTRL2	6.00	6.07	101.17	90.0 -	110.
Vanadium - Total	mg/kg DWt*	CTRL2	6.00	5.93	98.83	90.0 -	110.
Zinc - Total	mg/kg DWt*	CTRL2	6.	6.	100.00	90.0 -	110.

Duplicate Values

Analyte Name	Units	Duplicate ID	Original Value	Duplicate	Difference(% RPD)	Limits (% RPD)	
Arsenic - Total	mg/kg DWt*	02-A48449	70.1	67.7	-3.48	-30.0 -	30.0
Barium - Total	mg/kg DWt*	02-A48449	2.92	2.95	1.02	-30.0 -	30.0
Beryllium - Total	mg/kg DWt*	02-A48449	< 0.06	< 0.06	acceptable	-30.0 -	30.0
Bismuth - Total	mg/kg DWt*	02-A48449	9.01	9.01	0.00	-30.0 -	30.0
Cadmium - Total	mg/kg DWt*	02-A48449	2.12	2.00	-5.83	-30.0 -	30.0
Chromium - Total	mg/kg DWt*	02-A48449	9.5	8.9	-6.52	-30.0 -	30.0
Cobalt - Total	mg/kg DWt*	02-A48449	1.39	1.32	-5.17	-30.0 -	30.0
Copper - Total	mg/kg DWt*	02-A48449	63.6	86.0	29.95	-30.0 -	30.0
Lead - Total	mg/kg DWt*	02-A48449	38300	46200	18.70	-30.0 -	30.0
Lead - Total	mg/kg DWt*	02-A48844	32400	33300	2.74	-30.0 -	30.0
Molybdenum - Total	mg/kg DWt*	02-A48449	1.88	1.66	-12.43	-30.0 -	30.0
Nickel - Total	mg/kg DWt*	02-A48449	15.1	14.0	-7.56	-30.0 -	30.0
Selenium - Total	mg/kg DWt*	02-A48449	1.1	1.1	0.00	-30.0 -	30.0
Silver Total	mg/kg DWt*	02-A48449	< 1	< 1	acceptable	-30.0 -	30.0
Strontium - Total	mg/kg DWt*	02-A48449	38.1	36.4	-4.56	-30.0 -	30.0
Thallium - Total	mg/kg DWt*	02-A48449	1.3	1.3	0.00	-30.0 -	30.0
Tin - Total	mg/kg DWt*	02-A48449	80.	77.	-3.82	-30.0 -	30.0
Uranium - Total	mg/kg DWt*	02-A48449	0.119	0.112	-6.06	-30.0 -	30.0
Vanadium - Total	mg/kg DWt*	02-A48449	4.31	4.09	-5.24	-30.0 -	30.0
Zinc - Total	mg/kg DWt*	02-A48449	75.	70.	-6.90	-30.0 -	30.0

Spike Values

Analyte Name	Units	Spike ID	Spike Amount	Spike Value	Recovery (%)	Limits (%)
No spike results are available.						

Blank Values

Analyte Name	Units	Blank ID	Blank Value
Arsenic - Total	mg/kg DWt*	DIG	< 0.03
Barium - Total	mg/kg DWt*	DIG	0.12
Beryllium - Total	mg/kg DWt*	DIG	< 0.06
Bismuth - Total	mg/kg DWt*	DIG	< 0.02
Cadmium - Total	mg/kg DWt*	DIG	< 0.02
Chromium - Total	mg/kg DWt*	DIG	< 0.1
Cobalt - Total	mg/kg DWt*	DIG	< 0.01
Copper - Total	mg/kg DWt*	DIG	< 0.2
Lead - Total	mg/kg DWt*	DIG	0.20
Lead - Total	mg/kg DWt*	DIG	< 0.05
Molybdenum - Total	mg/kg DWt*	DIG	< 0.02
Nickel - Total	mg/kg DWt*	DIG	< 0.2
Selenium - Total	mg/kg DWt*	DIG	< 0.1
Silver Total	mg/kg DWt*	DIG	< 1
Strontium - Total	mg/kg DWt*	DIG	< 0.02
Thallium - Total	mg/kg DWt*	DIG	< 0.2
Tin - Total	mg/kg DWt*	DIG	4.
Titanium - Total	mg/kg DWt*	DIG	< 0.006
Vanadium - Total	mg/kg DWt*	DIG	< 0.06
Zinc - Total	mg/kg DWt*	DIG	< 2

THE ABOVE ANALYTICAL RESULTS RELATE ONLY TO THE SAMPLES SUBMITTED FOR ANALYSIS

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