



Phase I Environmental Site Assessment

195 Fort Street, Winnipeg, Manitoba

Prepared for:

MMI Asset Management Ltd.

200 – 260 St. Mary Avenue
Winnipeg, MB R3C 0M6

Attn: Martin McGarry

December 7, 2015

Pinchin File: 110069



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Issued To: MMI Asset Management Ltd.
Contact: Martin McGarry
Issued On: December 7, 2015
Pinchin File: 110069
Issuing Office: 54 Terracon Place, Winnipeg, MB R2J 4G7
Primary Contact: Grant Eftoda, Operations Manager
204.452.0983 ext. 2224

Author:

Tracey Wright, B.E.S.
Senior Environmental Scientist
204.452.0983 ext. 2247
twright@pinchin.com

Peggy Chaput
2015.12.07 11:44:39
-06'00'

Reviewer:

Jason Dobbie, A.Sc.T.
Senior Project Manager
905.363.1395
jdobbie@pinchin.com

Peggy Chaput
2015.12.07 11:45:37 -06'00'



EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on November 6, 2015 through an Authorization to Proceed signed by Martin McGarry of MMI Asset Management Ltd. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 195 Fort Street in Winnipeg, Manitoba (Site).

The Site is developed with a three-storey commercial building (Site Building) occupied by Symcor and the Royal Bank of Canada.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential refinancing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, the following could result in potential subsurface impacts at the Site:

- A residential dwelling formerly was located near the south portion of the Site. Fill including demolition debris may have been used to infill the basement of the residential dwelling;
- Automotive servicing operations were located on the north and south portions of the Site from at least 1930 to 1970;
- A dry cleaning operation was located approximately 5 metres east of the Site in 1920 and a tailor (suspect dry cleaning operation) at this location from the early 1930s to the early 1950s, as identified in the reviewed city directories; and
- A fuel operation formerly was formerly located adjacent to the south portion of the Site, as identified in the 1930 and 1940 city directories.

Based on the findings noted above, Pinchin recommends completing a Phase II ESA at the Site.



Given the years of construction of the Site Building (i.e., 1978/1979), there is a potential for friable and non-friable asbestos-containing materials (ACMs) to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. Pinchin Environmental Ltd. previously completed an asbestos survey dated August 5, 1999. The thoroughness of the survey was not evaluated as it was beyond the scope of this Phase I ESA. The survey indicates the presence of friable ACMs on-Site, as would be expected from the age of the Site Building. The Site Representative advised Pinchin that an Asbestos Management Program has not been developed for or implemented at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.



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FIGURES

FIGURE 1	Key Map
FIGURE 2	Site and Surrounding Land Use Plan

APPENDICES

APPENDIX I	Opta Response
APPENDIX II	Correspondence with Regulatory Agencies
APPENDIX III	EcoLog ERIS Report
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APPENDIX V	Photographs



1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on November 6, 2015 through an Authorization to Proceed signed by Martin McGarry of MMI Asset Management Ltd. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 195 Fort Street in Winnipeg, Manitoba (Site).

The Site is developed with a three-storey commercial building (Site Building), occupied by Symcor and the Royal Bank of Canada (RBC).

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential refinancing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on November 13, 2015 and was accompanied by Mr. Frank Herold, Facility Manager at the Site since 2013 and hereafter referred to as the "Site Representative".

In addition, Pinchin reviewed the follow reports for the Site, as provided by the Client:

- "*Underground Fuel Storage Tank Decommissioning at 195 Fort Street, Winnipeg, Manitoba*", prepared by Angus Consulting Management Ltd. (Angus) for Oxford Properties Group, dated December 23, 2009 (the 2009 Angus UST Removal Report); and
- "*Phase I Environmental Site Assessment, 195 Fort Street, Winnipeg, Manitoba*", prepared by Golder Associates (Golder) for Oxford Properties Group, dated March 2012 (the 2012 Golder Phase I ESA Report).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the southeast corner of St. Mary Avenue and Fort Street in Winnipeg, Manitoba. The Site is situated in an area that consists of commercial and residential land uses. Figure 2 illustrates the Site and surrounding area.



A summary of the physical description of the Site, including the Site Building, is provided below:

Topic	Details
Approximate Site Area	0.32 hectares (0.8 acres).
Buildings on-Site	One (located on the north portion of the Site).
Approximate Year of Construction and Significant Additions or Renovations	1978/1979.
Number of Floors (Including ground level)	Three.
Subsurface Levels	A small basement area containing the elevator machine room is located immediately west of the elevators and accessible via stairs.
Approximate Footprint Area of Building	2,180 square metres ("m ² ") (23,461 square feet ("ft ² ")).
Approximate Total Area of Building	5,945 m ² (64,000 ft ²).
Heating / Cooling	Heating within the Site Building is provided by hydronic radiators which are supplied with hot water via a primary natural gas-fired boiler and an electric back-up boiler. Central cooling for the Site Building is provided by three chillers and additional cooling is provided by eight air-conditioning units located throughout the Site Building.
Elevators	Two hydraulically-operated passenger elevators service the west portion of the Site Building. The elevators are maintained by Otis once every two months. The Site Representative indicated that Otis had not reported any hydraulic leaks associated with the elevators.
Emergency Generators	Emergency backup power for the Site Building is provided by a diesel-fired turbine generator that is located in the third floor generator room.
Landscaped / Grassed/Bare Ground Areas	None observed.
Paved or Other Sealed Surface Materials	The south portion of the Site exterior consists of asphalt paved parking areas and access route.



2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Glacial Lake Agassiz clay of Pleistocene age with possible inclusions of silt layers based on the location of the Site.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	Palaeozoic carbonate formations consisting of limestone and dolomitic limestone.
Inferred Bedrock Depth	Approximately 16 to 18 metres (m) below ground surface (bgs).
Inferred Groundwater Depth	Based on information provided in the report entitled " <i>Phase II Environmental Site Assessment, Impark Parking Lot, NW Corner St. Mary Avenue and Fort Street, Winnipeg, Manitoba</i> ", prepared by KGS Group for Roos Investments Limited, dated December 2003 (the 2003 KGS Phase II ESA Report), depth to groundwater in two groundwater monitoring wells ranged from 1.71 to 1.44 mbgs in October 2003.
Nearest Open Water Body	The Red River is located approximately 0.5 kilometres east of the Site.
Inferred Groundwater Flow Direction	East based on the location of the Red River and regional drainage patterns.

2.3 Site Operations

The Site Building consists of a three storey office building, with the majority of space occupied by Symcor, whose primary operations consist of bank/cheque processing. RBC also occupies a small portion of the Site Building for cash operations including exchanges via armoured vehicles. The first floor consists of a lobby, office areas, a cheque printing room, mail rooms, distribution areas, storage rooms and electrical rooms. One mechanical room is located in the east-central portion of the Site Building. An underground storage tank (UST) which has been filled with an inert concrete slurry mixture is located within this mechanical room. Information regarding the UST decommissioning activities is provided in Section 3.5. An 800 litre (L) aboveground storage tank (AST) is located within this mechanical room.



The south-central portion of the Site Building consists of a truck bay where armoured vehicles deliver cash as well as a receiving area. One area of hydrocarbon staining measuring approximately 5 m² was observed on the concrete surface in the truck bay. A small amount of staining from this pit appeared to have leaked towards a concrete pit (reported to contain a sump) in the northeast corner of the truck bay. The condition of the pit could not be assessed at the time of the Site reconnaissance as it contained dirt and debris. However, given the minimal amount of oil that might have entered the pit, it is Pinchin's opinion that this former leak is unlikely to have resulted in potential subsurface impacts at the Site.

The second floor consists of offices, a storage vault and storage rooms, two electrical rooms, a capture area (cheque scanning), a UPS room with a battery bank as well as a server room. The third floor consists of a mechanical room, generator room, offices and a lunch room with a kitchen area (not in use). Within the generator room are two 800 L ASTs (day tanks) containing diesel. The diesel stored in all of the 800 L ASTs is pumped from a 35,000 L AST located on the exterior of the Site, adjacent to the south elevation of the Site Building. The Site Building has a small basement for the elevator machine room. The elevators are serviced Otis Canada once every two months. The Site Representative indicated that Otis had not reported any hydraulic leaks associated with the elevators. The exterior of the Site is primarily used for parking and access.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site Building was constructed in its current configuration in approximately 1978;
- The Site Building has always been occupied by RBC, and more recently by Symcor, with operations always being similar to present-day;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1946, 1959, 1968, 1977, 1988 and 1997 were obtained from the Manitoba Conservation and Water Stewardship's (Manitoba Conservation) Canada Map Sales in Winnipeg, Manitoba and reviewed by Pinchin. In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2005, 2010 and 2014. A summary of information inferred with respect to the Site is provided in the following table:



Year of Photograph	Site
1946	The Site was developed with buildings similar in size and configuration to those identified in the 1927-1950 Fire Insurance Plan (refer to Section 3.3), including four commercial buildings and a residential dwelling.
1959 and 1968	Similar to the 1946 aerial photograph except the residential dwelling was not visible and an addition was constructed along the east elevation of the commercial building on the south portion of the Site.
1977	Similar to the 1968 aerial photograph except the north portion of the Site consisted of a parking lot.
1988, 1997, 2005, 2010 and 2014	The Site was developed with a building similar in size and configuration to the present-day Site Building.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1946	A road similar in location and orientation to present-day St. Mary Avenue followed by a building similar in size and configuration to the present-day commercial building at 205-207 Fort Street followed by additional commercial buildings. The areas northeast and northwest of the Site were developed with commercial buildings.	A back lane followed by buildings similar in size and configuration to the present-day commercial buildings located at 214 and 224-234 Main Street followed by a road similar in location and orientation to present-day Main Street.	A parking lot followed by a building similar in size and configuration to the present-day commercial building at 155 Fort Street (plus an east addition) followed by a road similar in location and orientation to present-day York Avenue.	A road similar in location and orientation to present-day Fort Street followed by residential dwellings and a building similar in size and configuration to the present-day commercial building at 176 Fort Street followed by a back lane then commercial buildings.



Year of Photograph	North	East	South	West
1959 and 1968	Similar to the 1946 aerial photograph.	Similar to the 1946 aerial photograph.	Similar to the 1946 aerial photograph except with the addition of a building adjacent to the Site (which was an addition to the on-Site building).	Similar to the 1946 aerial photograph except the residential dwellings were not visible and the area consisted of a parking lot and additions were constructed along the south elevation of the building at 176 Fort Street.
1977	Similar to the 1968 aerial photograph.	Similar to the 1968 aerial photograph.	Similar to the 1968 aerial photograph except the building at 155 Fort Street was similar in size and configuration to present-day.	Similar to the 1968 aerial photograph except the parking lot was developed with a building similar in size and configuration to the present-day multi-tenant residential building located at 195 Fort Street.
1988	Similar to the 1977 aerial photograph except the commercial buildings to the northwest were not visible and the area was undeveloped.	Similar to the 1977 aerial photograph.	Similar to the 1977 aerial photograph except the adjacent building (addition to the building formerly located on-Site) was not visible and the area consisted of a parking lot.	Similar to the 1977 aerial photograph.

Year of Photograph	North	East	South	West
1997	Similar to the 1988 aerial photograph except most of the commercial buildings north of 205-207 Fort Street were not visible and the area to the northwest consisted of a surface parking lot similar to present-day.	Similar to the 1988 aerial photograph with the addition of a building similar in size and configuration to the present-day commercial building located at 200 Main Street.	Similar to the 1988 aerial photograph.	Similar to the 1988 aerial photograph.
2005, 2010 and 2014	Similar to the 1997 aerial photograph except the commercial buildings to the northeast were replaced by a building similar in size and configuration to the present-day commercial building located 260 Main Street.	Similar to the 1997 aerial photograph.	Similar to the 1997 aerial photograph.	Similar to the 1997 aerial photograph except the area south of 176 Fort Street consisted of a surface parking lot similar to present-day.

Based on Pinchin's review of the above-noted aerial photographs, nothing was observed that is likely to result in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans (FIPs) related to the Site and surrounding area, as well as Property Underwriters' Reports (PURs) and Property Underwriters' Plans (PUPs) related to the Site. Opta provided a written response dated November 16, 2015 indicating that no FIPs other than those available through Manitoba Archives, no PURs and no PUPs were located for the Site. A copy of Opta's response is provided in Appendix I.

Based on Pinchin's review of the FIPs dated 1895, 1918, 1927 with revisions up to and including 1950 (1927-1950) and 1955 (from Manitoba Archives), the following was noted:



- In the 1895 FIP, the northeast portion of the Site at St. Mary Avenue was developed with an unidentified store. Immediately south of the store was a furniture storage building listed at 193 Fort Street, followed by a vacant lot followed by three unidentified commercial buildings and an ice house at 181/185 Fort Street followed by a duplex residential dwelling at 177/179 Fort Street;
- In the 1895 FIPs, the area west across Fort Street consisted of residential dwellings. The area east of the Site across the back lane was developed with buildings similar in size and configuration to the present-day commercial buildings located at 214 and 224-234 Main Street. The area north of St. Mary Avenue was developed with commercial buildings, and the area south of the Site until York Avenue was undeveloped;
- In the 1918 FIP, the Site was similar to that in the 1895 FIP, except the building along St. Mary Avenue consisted of apartments, the building at 193 Fort Street consisted of an unheated automotive storage building, while the buildings at 181/183 Fort Street were occupied by 'National Transfer Co. Storage & Draying';
- In the 1918 FIPs, the surrounding land uses were generally consistent with that in 1895. In addition, Pinchin notes the following:
 - An addition was constructed along the west portion of 232/234 Main Street that consisted of four vacant stores (listed as 208-214 St. Mary Avenue);
 - An automotive servicing garage with an AST within the building was located to the southwest of the Site at 158 Fort Street. This property is located approximately 40 m southwest of the Site. Based on the distance between this property and the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site; and
 - A Chinese laundry was located at present-day 209 Fort Street, approximately 50 m north of the Site. Based on the distance between this property and the Site, and that this property is inferred to be hydraulically transgradient relative to the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;

- In the 1927-1950 FIP, a building was developed on the northwest portion of the Site and was occupied by Capital Welding Shop (listed at 199 Fort Street). An addition also appeared to have been constructed along the south elevation of the building at 193 Fort Street and this building was occupied by a cheese warehouse for Kraft Foods Ltd. The property formerly listed at 181/183 Fort Street was undeveloped, the residential duplex building remained and the south portion of the Site (listed at 175 Fort Street) was developed with a commercial building occupied by Manitoba Spring Works (the floor was noted to be concrete) with two smaller buildings along the east elevation;
- In the 1927-1950 FIPs, the surrounding area was generally consistent with that in 1918. In addition, Pinchin notes the following:
 - The area west of the Site across Fort Street at present-day 170-176 Fort Street was developed with a building occupied by Beattie Auto Electric Ltd., with a garage in the north and south portions and stock rooms in the central portion. This property is located approximately 20 m west of the Site and is inferred to be hydraulically upgradient relative to the Site. However, based on a review of directories, this operation appeared to consist of autobody and painting and auto electric work. Given this, and based on the information provided in Section 4.2 which documents the removal of a bunker C fuel UST on this property, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
 - The property on the northwest corner of Fort Street and St. Mary Avenue was developed with an automotive servicing garage, vulcanizing operation and suspect RFO for Fort Garry Tire & Service Co. Ltd., with four USTs located approximately 35-40 m northwest of the Site. Pinchin reviewed the contaminated sites file associated with this property (refer to Section 4.2) and concluded that this property is unlikely to result in potential subsurface impacts at the Site;
 - A building similar in size and configuration to the commercial building located at 155 Fort Street (plus an east addition) was developed to the south of the Site and was occupied by an automotive servicing garage (Inman Motors). This property is located approximately 25 m south of the Site. An AST was shown in the south portion of the building, approximately 60 m south of the Site. Based on the distance between this property and the Site, and that it is inferred to be hydraulically transgradient relative to the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;



- An automotive servicing garage was located at 158 Fort Street, and an RFO with two USTs were located in the southeast portion of this property. The garage and USTs were located approximately 40 m and 60 m southwest of the Site, respectively. Based on the distance between this property/USTs and the Site, and since this property is inferred to be hydraulically transgradient relative to the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site; and
- Operations including automotive servicing, RFOs and dry cleaning facilities were located within the surrounding area of the Site; however, these operations were located greater than 80 m from the Site. Based on the distance between these properties and the Site, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site;
- In the 1955 FIP, the Site was similar to that in 1927-1950 FIP, except that an auto parts store occupied the main floor of the building on the northeast portion of the Site, the building formerly occupied by Kraft was occupied by a garage for Fort Garry Tire & Service Ltd. and additions were constructed along the east and south portions of the Manitoba Spring Works building (the south addition was located on the adjacent property to the south of the Site); and
- In the 1955 FIPs, the surrounding area was generally consistent with that the 1927-1950 FIP.

3.4 City Directories

City directories for the years 1880 to 2000 were reviewed by Pinchin at the Manitoba Legislative Library in Winnipeg, Manitoba. Pinchin notes that the Site addresses were historically 175, 177, 179, 181, 193, 195 and 199 Fort Street, and 216 and 218 St. Mary Avenue. It should be noted that no city directories were available for the City of Winnipeg subsequent to 2000. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Addresses (generally from north to south)
1891	Residential listing.
1901	The A. Macdonald Co.'s warehouse and residential listing.
1911	Gibson Gage (butchers) and Gibson Gage Block, Sutherland R W, Richards W R warehouse and residential listing.
1920	Gibson Gage Block and Gibson Gage Co., vacant (at 193 Fort Street), National Transfer Co. and residential listing.

Year(s)	Occupant Listings for Site Addresses (generally from north to south)
1930	Gibson Gage Block and Standard Motor Car Co., Carter-Latter Motors Ltd. and residential listing.
1940	Langtry Geo A & Co., Langtry Fur Farms, Langtry Agencies Ltd., Hartwell Bros Ltd., Gibson Gage Block, Capital Welding Shop, Kraft Phenix Cheese, Western Motors and residential listing.
1951	Langtry Building, Langtry Fur Farms, Langtry Agencies Ltd., Langtry Geo A & Co., Capital Welding & Machine Works, Kraft Foods Ltd., residential listing and Manitoba Auto Spring Works.
1960	Langtry Building, Capital Welding & Machine Works, Manitoba Auto Spring Works and Strassel Manufacturing Co. Ltd.
1970	Langtry Building, Gina Pacak, Dover Corporation (Can) Ltd., Auto Electric Service (Western) Ltd. (Air Cooled Engine Div), Automobile Electric Service Western Ltd. (installation depot) and Main Auto Spring Works/Strassel Manufacturing Co. Ltd.
1980	Royal Bank of Canada Computer Centre.
1990	Royal Bank of Canada (the data centre).
2000	195 Fort Building (security building).

A residential dwelling was listed on-Site from 1891 to 1951. Fill including demolition debris, of unknown environmental and geotechnical quality, may have been used to infill the basement of the residential dwelling. In addition, operations which likely included automotive servicing, may have been undertaken by Standard Motor Car Co., Carter-Latter Motors Ltd., Western Motors, Inman Motors, Fort Garry Tire & Service and Auto Spring Works at the Site between at least 1930 and 1970. Given the duration in which these operation were present (i.e., up to 40 years), it is Pinchin's opinion that these operations could have resulted in potential subsurface impacts at the Site.

In general, the city directories indicated that the surrounding area has historically consisted of commercial and residential land uses since prior to 1891. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified, with the exception of the following:

- 'McColm Fuel' was listed at 169 Fort Street in 1930 and 1940. Based on a review of aerial photographs and FIPs, this property was located adjacent to the south portion of the Site;
- A dyers and dry cleaning operation was listed at 214 St. Mary Avenue in 1920. A tailor operation was listed at this address from the early 1930s to the early 1950s. Tailor operations often conducted dry cleaning operations. This property is located approximately 5 m east of the Site;

- A printing operation was listed at 212 St. Mary Avenue in 1941 and 1951. This property is located approximately 10 m east of the Site and is inferred to be hydraulically downgradient relative to the Site. Based on the distance between this property and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is not likely to result in potential subsurface impacts at the Site;
- An auto wrecking operation was listed at 168 Fort Street in 1941. This property is located approximately 20 m west of the Site and is inferred to be hydraulically upgradient relative to the Site. Based on a review of FIPs and aerial photographs, this property had since been redeveloped with a building. Given this, the small size of the operation, the limited duration in which this operation was present, as well as the distance between this property and the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- An automotive servicing facility was listed at 215-217 St. Mary Avenue from 1920 to 1930, a printing operation was located at 205 Fort Street from 1980 to 2000 and an automotive servicing facility was listed at 236 Main Street from 1920 to 1951. These properties are located approximately 20 m north/northeast of the Site and are inferred to be hydraulically trans/downgradient relative to the Site. Based on the distance between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site;
- An operation identified as 'McColm Coal' was listed at 202 Fort Street in 1920 and an operation identified as 'Fort Garry Tire' was listed at 208 Fort Street in 1930, 1941 and 1951. These properties are located approximately 25 m northwest of the Site and are inferred to be hydraulically up/transgradient relative to the Site. Pinchin reviewed a contaminated sites file associated with this present-day property (refer to section 3.5) and concluded that this property is unlikely to result in potential subsurface impacts at the Site;
- An automotive repair facility was listed at 155 Fort Street in 1941, 1951 and 1960. This property is located approximately 25 m south of the Site and is inferred to be hydraulically transgradient relative to the Site. Based on the distance between this property and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- An automotive repair and/or tire servicing facility were listed at 158 Fort Street from 1920 to 1970. This property is located approximately 40 m southwest of the Site and is inferred to be hydraulically up/transgradient relative to the Site. Pinchin reviewed a letter outlining contaminated soil removal activities on this property (section 3.5) and concluded that this property is not likely to result in potential subsurface impacts at the Site; and



- Historical RFOs, automotive repair facilities, dry cleaners and printing operations were listed within the city directories reviewed for the Site area. These properties are located greater than 70 m from the Site. Based on the distances between these properties and the Site, as well as the inferred groundwater flow direction, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site;

3.5 Previous Environmental Reports

3.5.1 2009 Angus UST Decommissioning Report

The 2009 Angus UST Decommissioning Report completed for Oxford Properties Group in 2009 documents the in-place decommissioning and abandonment of one UST located beneath the data operations centre at the Site. The work was conducted due to a mandatory requirement issued by Manitoba Conservation and was completed between August 31 and October 16, 2009. The following summarizes the findings of the report:

- The UST was located in the first floor mechanical room and provided storage of diesel fuel for the backup power generator located on the third floor of the Site Building;
- The single walled steel UST (26 feet in length and 8 feet in diameter) was situated below ground and was mounted on saddles within a sand filled one foot thick concrete vault;
- Angus indicated that USTs of this type typically need to be removed under federally generated legislation; however, due to the location of the tank under the Site Building foundation, removal was not a practical option. Manitoba Conservation provided a letter of approval for the abandonment in place of the UST;
- Decommissioning activities consisted of opening the tank access hatches and pumping out the existing fuel to a tanker truck prior to being pumped into the existing AST on the Site exterior. Remaining sludge was pumped out and transported to a hazardous waste disposal site. The UST was steam cleaned, dried and allowed to vent any remaining fumes. Following this, the UST was filled with an inert concrete slurry mixture and the hatches were re-sealed;
- Angus reported that the UST lining appeared to be in excellent condition, with no visible internal corrosion, cracks or other damage. Dale McEachern of Manitoba Conservation inspected the empty tank and had no cause for concern regarding potential former groundwater or soil contamination and did not recommend soil sampling; and
- All requirements under the Manitoba Fire Code and the Environmental Code of Practice for Storage Tank Systems Containing Petroleum Products were satisfied.

3.5.2 2012 Golder Phase I ESA Report

The Phase I ESA completed by Golder in 2012 consisted of historical reviews, a review of surrounding properties, a regulatory database search, and interviews as well as an exterior assessment of the Site.

The following is a summary of findings:

- The Site was formerly occupied by a welding facility and auto repair/service shops between approximately 1930 and 1975. Golder noted that *"These businesses would represent an area of potential environmental concern for the Site"*;
- Three properties within 50 m of the Site were identified historically as auto repair/service shops as well as a company (North American Lumber) who conducted wood preservation as part of their operations. These properties are 20 m south and transgradient relative to the Site and Golder noted that *"it is unlikely that activities associated with these identified properties would affect soil and/or groundwater quality at the Site"*;
- A 36,370 L UST that was installed in 1978 is located beneath the east-central portion of the Site Building. The tank was decommissioned in 2009;
- One 35,000 L AST used to power the diesel turbine generator is located southeast of the Site Building;
- Two diesel storage tanks are located in the mechanical room and receive fuel pumped from the exterior AST;
- One diesel storage tank located in the smaller main floor mechanical room *"facilitates periodic circulation of the diesel fuel (via a pump) so as to prevent the fuel from becoming stagnant"*; and
- No recommendations were made for a Phase II ESA investigation.

3.6 Historical Summary

Based on the results of the historical review, the following could result in potential subsurface impacts at the Site:

- A residential dwelling was listed on-Site from 1891 to 1951. Fill including demolition debris may have been used to infill the basement of the residential dwelling;
- Automotive servicing operations located on-Site on the north and south portions of the Site from at least 1930 and 1970;
- A dry cleaning operation located approximately 5 m east of the Site in 1920 and a tailor (suspect dry cleaning operation) at this location from the early 1930s to the early 1950s, as identified in city directories; and



- A fuel operation formerly located adjacent to the south portion of the Site, as identified in the 1930 and 1940 city directories.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representative. The Site Representative provided Pinchin with a copy of a Permit to Operate a Petroleum Storage Facility issued to DTZ Winnipeg Ltd. by Manitoba Conservation and effective July 23, 2015 to September 30, 2020. The permit is for the operation of one 35,000 L ULC AST.

4.2 Manitoba Conservation and Water Stewardship

Inquiries were made with Manitoba Conservation regarding any outstanding work orders, complaints, violations or permits. A response from Manitoba Conservation dated November 27, 2015 indicated that they had no record of any outstanding work orders, complaints, violations or permits relating to the Site with respect to the Environment Act, The Dangerous Goods Handling and Transportation Act and The Contaminated Sites Remediation Act and that the Site was not identified as an impacted/contaminated site in their files. The response indicated that the Site is listed as a petroleum storage site (operation ID 21809) with one 36,370 L UST installed in 1978 and one 35,000 L AST installed in 2009.

A copy of the request and the response from Manitoba Conservation is provided in Appendix II.

Pinchin conducted a search for properties located within 200 m of the Site listed in Manitoba Conservation's Contaminated/Impacted/All Sites Databases updated October 1, 2015. The Site was not listed in the databases.

170 Fort Street (Southgate Enterprises Ltd) was listed in the All Sites Database. This property is located approximately 20 m west of the Site and is inferred to be hydraulically upgradient relative to the Site. Pinchin reviewed the contents of the contaminated sites file which contained a report entitled "*UST Removal, 170 Fort Street, Winnipeg, Manitoba*", prepared by KGS Group (KGS) for Southgate Enterprises Ltd., dated May 9, 2000. The report documents the removal of one 3,000 gallon (1,135 L) UST formerly containing Bunker C heating fuel oil. A figure showed the UST to be located approximately 50 m west of the Site. Based on the distance between the UST and the Site, and that the source of the impacts was removed, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.



St. Mary Avenue at Fort Street (Impark Parking Lot) was listed in the All Sites Database. This property is located approximately 30 m northwest of the Site and is inferred to be hydraulically up/transgradient relative to the Site. Pinchin reviewed the contents of the contaminated sites file including the 2003 KGS Phase II ESA Report. KGS conducted a subsurface investigation which include the advancement of eight boreholes, two of which were completed with groundwater monitoring wells (the closest to the Site was MW1, located approximately 40 m northwest of the Site). Soil and groundwater samples were submitted for a combination of petroleum hydrocarbon parameters including benzene, toluene, ethylbenzene and xylenes (BTEX), metals, polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs).

Pinchin compared the groundwater analytical results for BTEX, VOCs and TPH and TEH (from MW1) to the currently applicable Ontario Ministry of the Environment and Climate Change (MOECC) "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*", dated April 15, 2011 (MOECC Table 3 Standards) for non-potable groundwater conditions. Reported concentrations of BTEX and VOC parameters satisfied the MOECC Table 3 Standards. With respect to groundwater, there is no clear indication as to how the measured concentrations of TPH and TEH compare to the MOECC Table 3 Standards, since the MOECC Table 3 Standards utilizes carbon fractions in hydrocarbons to characterize groundwater. However, given that the MOECC Table 3 Standards for PHC fraction F1 is 750 micrograms per litre ($\mu\text{g/L}$) and for PHC fraction F2 is 150 $\mu\text{g/L}$, concentrations of TPH and TEH of 940 and 207 $\mu\text{g/L}$, respectively, would likely exceed the MOECC Table 3 Standards. However, given that the impacts are located approximately 40 m northwest of the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

158 Fort Street (Centre Venture) was listed in the All Sites Database. This property is located approximately 40 m southwest of the Site. The contaminated sites file contained a letter from Tetres Consultants dated August 24, 2001 regarding the removal of contaminated soil associated with two 1,000 gallon USTs (3,785 L) that were removed. Based on information reviewed in Section 4.4, the USTs that were removed were the same USTs identified in the FIPs that were located approximately 60 m southwest of the Site. Based on the distance between the USTs, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

215 Garry Street (Krynski & Associates) was listed in the All Sites Database. This property is located approximately 65 m northwest of the Site and is inferred to be hydraulically upgradient relative to the Site. 191 Main Street (Earl's Restaurant) was also listed in the All Sites Database. This property is located approximately 100 m east of the Site. Based on the distances between these properties and the Site, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site.



Pinchin conducted a search for properties located within 200 m of the Site listed in the Manitoba Conservation Hazardous Waste Generator Registrations Database updated August 19, 2014. The Site was not listed in the database. Eight surrounding properties were listed in the registrations database. These properties were also listed as waste generators in the EcoLog Environmental Risk Information Service Ltd. (ERIS) report (refer to Section 4.4). As discussed in Section 4.4, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site.

4.3 Local and Municipal Government

The City of Winnipeg maintains records regarding sewer-use infractions and other information related to sewer use. Given that the present activities at the Site as identified in this Phase I ESA are not expected to result in sewer discharges outside those permitted by City of Winnipeg bylaws, Pinchin did not contact the City of Winnipeg as part of this Phase I ESA.

In addition, Pinchin reviewed The City of Winnipeg's map entitled "Boundaries of Landfills and Dumps in the Winnipeg Area" dated 1993, which indicates the approximate boundaries of former and current landfills and dump sites in the City of Winnipeg. No landfills or dump sites were observed within 200 m of the Site.

4.4 EcoLog ERIS

Pinchin submitted a request to EcoLog ERIS for a review of the following databases, as they pertain to the Site and surrounding properties:

- "*National PCB Inventory*", dated 1988 to 2008;
- "*Fuel Storage Tanks*", dated 1905 to February 2003;
- "*Bulk Fuel Distributors*", dated 2006 to July 2013;
- "*Retail Fuel Storage Tanks*", dated 1999 to July 2014;
- "Waste Generators Summary", dated 1985 to September 2012; and
- "*Waste Receivers Summary*", dated 1998 to July 2012.

A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site (Royal Bank Pro. & Op. Centre) was listed in the Fuel Storage Tank Database as having one 36,370 L UST installed in 1978. Oxford Properties Data Center was also listed in the Bulk Fuel Distributors Database as having a UST. Based on information reviewed in the 2009 Angus UST Decommissioning Report (refer to Section 3.5), it is Pinchin's opinion that this UST is unlikely to have resulted in potential subsurface impacts at the Site;



- The Site (Canadian DC Facilities Holdings Inc.) was also listed in the Bulk Fuel Distributors Database as having one 35,000 L AST. During the Site reconnaissance, no evidence of historical spills occurrences was observed in the vicinity of this AST and none were reported by the Site Representative. As such, it is Pinchin's opinion that this AST is unlikely to result in potential subsurface impacts at the Site;
- Manitoba Sports Federation, located at 200 Main Street, was listed in the Waste Generator Summary Database as a generator of undisclosed waste types. This property is located approximately 5 m east of the Site and is inferred to be hydraulically downgradient relative to the Site. During the Site reconnaissance, no visible outdoor storage of hazardous chemicals or wastes were observed as this building encompasses the entire property. Given that chemical storage is likely contained within the building, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- The City of Winnipeg, located at 170-174 Fort Street, was listed as having one 13,635 L UST installed in 1976 and removed in 2000. This property is located approximately 20 m west of the Site and is inferred to be hydraulically upgradient relative to the Site. However, Pinchin reviewed the contents of the contaminated sites file (refer to Section 4.2) and concluded that this property is unlikely to result in potential subsurface impacts at the Site;
- Kellett Copy Centre, located at 205 Fort Street, was listed in the Waste Generator Summary Database as a generator of undisclosed waste types. This property is located approximately 20 m north of the Site. Based on the distance between this property and the Site, and since this property is inferred to be hydraulically transgradient relative to the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- Environment Canada, located at 260 Main Street, was listed in the National PCB Inventory. This property is located approximately 20 m northeast of the Site. Based on the distance between this property and the Site, and since this property is inferred to be hydraulically downgradient relative to the Site, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;
- Frontier Autobody, Boca Auto, Frontier Toyota Body Shop and Tony's Academy Auto Service, located at 155 Fort Street, were listed in the Waste Generator Summary Database as generators of undisclosed waste types. This property is located approximately 25 m south of the Site and is inferred to be hydraulically transgradient relative to the Site. As previously noted, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site;

- Former European Health Spa, located at 158 Fort Street, was listed in the Fuel Storage Tank Database as having two 4,545 L USTs installed in 1956 and removed in 2001. This property is located approximately 40 m southwest of the Site. As previously noted, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site; and
- Fifteen additional surrounding properties were listed in a combination of the above-noted databases. These properties are located greater than 65 m from the Site. Based on the distance between these properties and the Site, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on November 13, 2015 and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of accessible areas of the interior of the Site Building and exterior areas of the Site while accompanied by the Site Representative. Site areas not accessed during the Site reconnaissance included the elevator pit as access was not available. At the time of the Site reconnaissance, the ground surface was dry and the weather was clear. The Site reconnaissance was documented with notes and photographs. Pinchin notes that many of the areas in the Site Building could not be photographed given the Site operations. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	<p>Chemicals typically used for general purpose cleaning and building maintenance (e.g., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. Chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Building.</p> <p>Diesel stored in four ASTs (refer to Section 5.2.1. for additional information).</p> <p>Hydraulic oil stored in two 20 L pails in the elevator machine room.</p> <p>Four 20 L pails of boiler treatment chemicals in the third floor mechanical room.</p>
Compressed Gases	<p>One cylinder of carbon dioxide for fire suppression was observed in the third floor generator room.</p>



Topic	Findings
Hazardous Waste	None observed and none reported by the Site Representative.

No spills or evidence of historical spills (i.e., staining) were observed in the chemical storage areas noted above. The interior floor slab and exterior asphalt paved surface surrounding the exterior AST were observed to be in good condition (i.e., no cracking or pitting). No floor drains or catch basins were present in the vicinity of the chemical storage areas.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

The following ASTs were observed on-Site:

Size (litres)	Construction Material	Single or Double Wall	Age	Product Stored	Location
35,000	Steel	Double	Unknown	Diesel	Exterior of the Site
2 x 800	Steel	Unknown	Unknown	Diesel	Each contained within a concrete berm in a room off the third floor generator room.
800	Steel	Double	Unknown	Diesel	Main floor mechanical room.

No staining was observed on any of the ASTs or on the ground surface in the vicinity of the ASTs.

5.2.2 Underground Storage Tanks

The following UST is located on-Site:

Size (litres)	Construction Material	Single or Double Wall	Age	Product Stored	Location
36,370	Steel	Single	1978	Inert concrete slurry mix	Beneath the main floor mechanical room.

Pinchin reviewed the 2009 Angus UST Decommissioning Report (refer to Section 3.5) which outlined in-place decommissioning activities of the UST which is contained within a concrete vault filled with sand beneath the Site Building. As previously noted, it is Pinchin's opinion that this UST is unlikely to have resulted in potential subsurface impacts at the Site.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Winnipeg. Water is obtained by the City from Shoal Lake. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities, as well as in the fire suppression and heating/cooling systems.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	A storm water sump pit was observed in the elevator machine room. No sheens or odours were noted. A water collection pit is located in the truck bay and courier loading dock and these pits were filled with dirt and debris at the time of the Site reconnaissance. No additional pits, sumps or lagoons were observed and none were reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Oil/Water Separators	None observed and none reported by the Site Representative.
Storm Water Flow and Receptor	Interior roof drains are connected to the municipal storm sewer system.
Wells	None observed and none reported by the Site Representative.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representative.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

Given the years of construction of the Site Building (i.e., 1978/1979), there is a potential that the electrical equipment may contain PCBs; however, no potential PCB containing electrical equipment was observed and none was reported.



Dry type transformers were observed throughout the Site Building.

Given the years of the Site Building, it is likely that the hydraulic equipment (i.e., elevators) contains PCBs. The elevators are serviced Otis Canada once every two months. The Site Representative indicated that Otis had not reported any hydraulic leaks associated with the elevators.

Typical buildings of this age may contain PCBs in mastics, caulking and window putties. Testing for the presence of PCBs in these materials is beyond the scope of this Phase I ESA. The potential presence of PCBs in these materials could result in future costs if extensive renovation requiring removal of these materials or demolition activities are undertaken at the Site. The extent of such potential issues could not be assessed as part of this Phase I ESA.

5.5 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction.

Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. Pinchin Environmental Ltd. (Pinchin) previously completed an asbestos survey dated August 5, 1999. The thoroughness of the survey was not evaluated as it was beyond the scope of this Phase I ESA. The survey indicates the presence of friable ACMs on-Site, as would be expected from the age of the Site Building. The report provided indicates the following ACMs are present in the Site Building:

- Parging cement on elbows, tees and other fittings in the mechanical rooms and on pipe fittings in other areas.

Pinchin noted that no drywall compound samples or vinyl tile samples were collected as part of the survey and should be considered asbestos-suspect.

The Site Representative advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program (AMP) has not been developed for or implemented at the Site.

5.6 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. The current limit set by the federal government is 90 ppm. In 1991, paint manufacturers initiated a voluntary program to limit lead in paint to 600 ppm, which is considered an action level by the provincial labour regulator; however, even today, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road markings.

Given the years of construction of the Site Building (i.e., 1978/1979), there is a potential for paints containing lead to be present in significant levels (i.e., greater than 600 ppm) on interior and exterior surfaces. Pinchin did not conduct a survey of lead in painted surfaces as part of this Phase I ESA, and the Site Representative advised Pinchin that no surveys have been previously conducted at the Site. During Pinchin's Site reconnaissance, painted surfaces (where observed), were in good condition (i.e., no peeling or flaking).

Prior to any demolition or renovation activities, a designated substance (including lead) survey would be required.

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site. Empty cylinders of Freon for the chiller units are stored on-site until removed by the maintenance contractor.

The Site Building possesses air-conditioning units, as well as residential refrigeration units. These units may include refrigerants, such as R22 or R12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

5.8 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can accumulate to higher levels. Health Canada has developed guidelines for acceptable levels of radon in buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m³); however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representative reported that no radon surveys have been carried out at the Site.

5.9 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Visible mould or water-damaged areas were not observed at the time of the Site reconnaissance. The Site Representative was not aware of the presence of mould in the Site Building. In addition, the Site Representative was not aware of any historical leaks in the Site Building or past flooding events.

5.10 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts discharge to the exterior of the Site Building.
Kitchen Vents	A kitchen exhaust from the third floor kitchen is discharged through a roof stack.
Heating/Cooling	Heating within the Site Building is provided by hydronic radiators which are supplied with hot water via a primary natural gas-fired boiler and an electric back-up boiler. Central cooling for the Site Building is provided by three chillers and additional cooling is provided by eight air-conditioning units located throughout the Site Building.

Topic	Findings
Emergency Generators	Emergency backup power for the Site Building is provided by a diesel-fired turbine generator that is located in the third floor generator room.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that the Site owner does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.11 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.

5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is deposited in plastic totes located in the courier loading dock, and removed for off-Site disposal twice per week by Johnson Waste Management.
Recyclables	Recyclables (i.e., cans, bottles, newsprint and plastics) are deposited into plastic totes with the domestic refuse. Cardboard is stored in a metal bin located in the courier loading dock and is removed to an off-Site recycling facility once per week by Johnson Waste Management. White paper for shredding is also picked up from the Site for recycling.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that consists of commercial and residential land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:



	North	East	South	West
Operation or Activity	St. Mary Avenue followed by commercial buildings occupied by North American Lumber Corporate Office then Morrell's Vacuum & Appliance.	A back lane followed by commercial buildings occupied by The Sign Source, Times Changed, Winnipeg Hotel and Ivory Restaurant.	A surface parking lot followed by a commercial building occupied by Fresh Projects and Autodesk Solutions.	Fort Street followed by a multi-tenant residential building and a commercial building occupied by Pyramid Cabernet.
Direction with Respect to Inferred Groundwater Flow	Transgradient.	Downgradient.	Transgradient.	Upgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, the following could result in potential subsurface impacts at the Site:

- A residential dwelling formerly located near the south portion of the Site. Fill including demolition debris may have been used to infill the basement of the residential dwelling;
- Automotive servicing operations were located on the north and south portions of the Site from at least 1930 to 1970;
- A dry cleaning operation located approximately 5 m east of the Site in 1920 and a tailor (suspect dry cleaning operation) at this location from the early 1930s to the early 1950s, as identified in city directories; and
- A fuel operation formerly located adjacent to the south portion of the Site, as identified in the 1930 and 1940 city directories.

Based on the findings noted above, Pinchin recommends completing a Phase II ESA at the Site.



Given the years of construction of the Site Building (i.e., 1978/1979), there is a potential for friable and non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. Pinchin Environmental Ltd. previously completed an asbestos survey dated August 5, 1999. The thoroughness of the survey was not evaluated as it was beyond the scope of this Phase I ESA. The survey indicates the presence of friable ACMs on-Site, as would be expected from the age of the Site Building. The Site Representative advised Pinchin that an AMP has not been developed for or implemented at the Site.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 195 Fort Street, Winnipeg, Manitoba, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. This report was prepared for the exclusive use of MMI Asset Management Ltd., subject to the conditions and limitations contained within the duly authorized proposal. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from the negligence of Pinchin. Pinchin will not be liable for any losses or damage if the Client has failed, within a period of two years following the date upon which the claim is discovered (Claim Period), to commence legal proceedings against Pinchin to recover such losses or damage unless the laws of the jurisdiction which governs the Claim Period which is applicable to such claim provides that the applicable Claim Period is greater than two years and cannot be abridged by the contract between the Client and Pinchin, in which case the Claim Period shall be deemed to be extended by the shortest additional period which results in this provision being legally enforceable.



The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2012), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 REFERENCES

1. Mr. Frank Herold, Site Representative.
2. Manitoba Conservation and Water Stewardship's Contaminated/Impacted/All Sites Databases.
3. Manitoba Conservation and Water Stewardship's Hazardous Waste Generator Registrations Report.
4. Manitoba Conservation and Water Stewardship's Canada Map Sales.
5. Opta Information Intelligence "*195 Fort Street, Winnipeg, MB Canada*", dated November 16, 2015 (Opta Order ID: 24234).
6. City of Winnipeg.
7. Manitoba Archives.
8. Millennium Library.
9. Google Earth™.

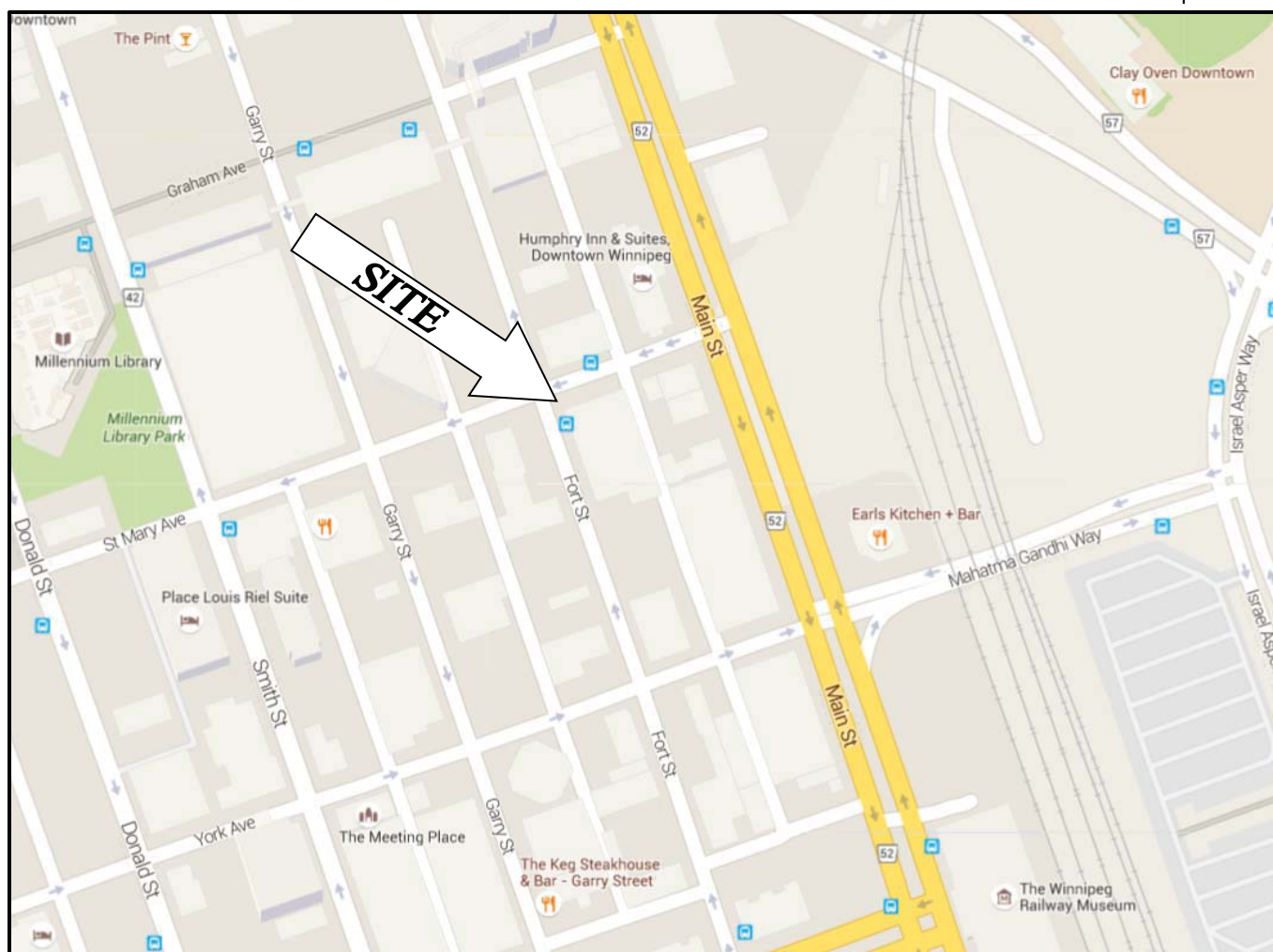


10. EcoLog ERIS report entitled "*110069, 195 Fort St, Winnipeg MB R3C 3V1*", dated November 10, 2015 (ERIS Project # 20151107001).
11. "*Geohydrology of the Metropolitan Winnipeg Area as Related to Groundwater Supply and Construction*", prepared by F.W. Render, dated 1970.
12. "*Boundaries of Landfills and Dump in the Winnipeg Area*", prepared by the City of Winnipeg Works and Operations Division Waterworks Waste and Disposal Department, dated 1993.
13. Health Canada. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", dated March 2012.
14. "*Underground Fuel Storage Tank Decommissioning at 195 Fort Street, Winnipeg, Manitoba*", prepared by Angus Consulting Management Ltd. for Oxford Properties Group, dated December 23, 2009.
15. "*Phase I Environmental Site Assessment, 195 Fort Street, Winnipeg, Manitoba*", prepared by Golder Associates for Oxford Properties Group, dated March 2012.
16. "*UST Removal, 170 Fort Street, Winnipeg, Manitoba*", prepared by KGS Group (KGS) for Southgate Enterprises Ltd., dated May 9, 2000.
17. "*Phase II Environmental Site Assessment, Impark Parking Lot, NW Corner St. Mary Avenue and Fort Street, Winnipeg, Manitoba*", prepared by KGS Group for Roos Investments Limited, dated December 2003.
18. "*Asbestos Building Materials Survey, Royal Bank, 195 Fort Street, Winnipeg, Manitoba*", prepared by Pinchin Environmental Ltd. for Royal Bank, Real Estate Operations, dated August 5, 1999.
19. "*Geological Engineering Maps & Report for Urban Development of Winnipeg*", prepared by the Department of Geological Engineering University of Manitoba, dated 1983.

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FIGURES



PROJECT NAME

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME

MMI ASSET MANAGEMENT LTD.

PROJECT LOCATION

195 FORT STREET, WINNIPEG, MANITOBA

FIGURE NAME

KEY MAP

FIGURE NO.

APPROXIMATE SCALE

NOT SHOWN

PROJECT NO.

110069

DATE:

DECEMBER 2015

1

The logo for PINCHIN, featuring the word "PINCHIN" in a bold, sans-serif font, with a stylized red swoosh or underline that loops around the text.

2

APPENDIX I
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Site Address:

195 Fort Street Winnipeg MB Canada

Project No:

110069

Opta Order ID:

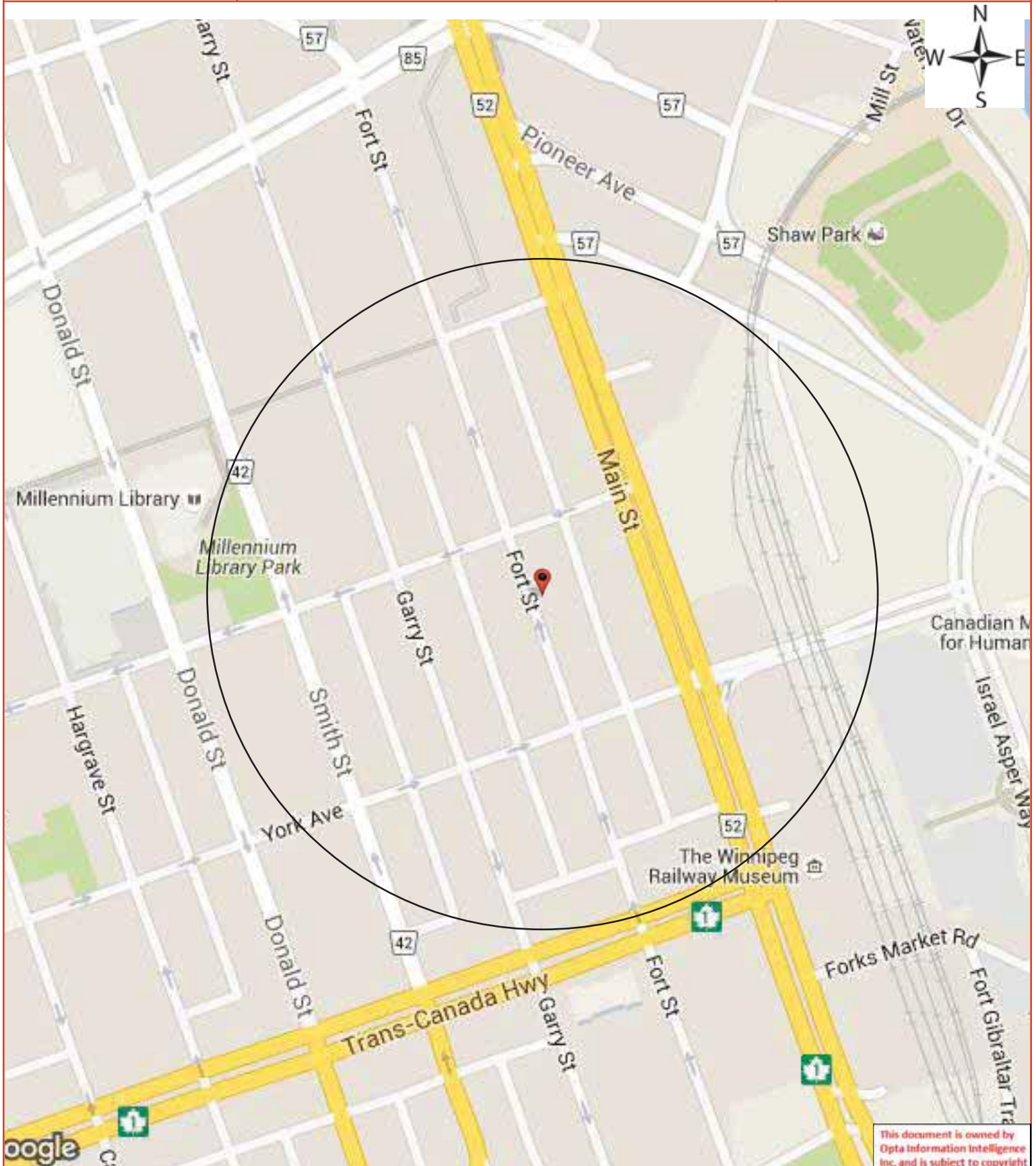
24234

Requested by:

Bernice Spitaels
Pinchin

Date Completed:

11/16/2015 7:19:27 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

Project Name: 195 Fort St

Project #: 110069

ENVIROSCAN Report

Selected Fire Insurance Plans and Inspection Reports

Requested by:
Bernice Spitaels

Date Completed: November 16, 2015 07:19:27



OPTA INFORMATION INTELLIGENCE

Search Fee

\$50.00

Selected Fire Insurance Plans

None

Selected Inspection Reports

None

Total

\$50.00



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

www.optaintel.ca

Project Name: 195 Fort St

Project #: 110069

Excluded Fire Insurance Plans and Inspection Reports

Requested by:
Bernice Spitaels

Date Completed: November 16, 2015 07:19:27



OPTA INFORMATION INTELLIGENCE

Excluded Fire Insurance Plans

(1963): Winnipeg Volume 1, Volume Number 1: 106
 (1963): Winnipeg Volume 1, Volume Number 1: 108
 (1963): Winnipeg Volume 1, Volume Number 1: 108
 (1963): Winnipeg Volume 1, Volume Number 1: 109
 (1963): Winnipeg Volume 1, Volume Number 1: 109
 (1963): Winnipeg Volume 1, Volume Number 1: 111
 (1963): Winnipeg Volume 1, Volume Number 1: 112
 (1963): Winnipeg Volume 1, Volume Number 1: 121
 (1963): Winnipeg Volume 1, Volume Number 1: 121
 (1963): Winnipeg Volume 1, Volume Number 1: 122
 (1963): Winnipeg Volume 1, Volume Number 1: 123
 (1963): Winnipeg Volume 1, Volume Number 1: 125

Excluded Inspection Reports

None

APPENDIX II
Correspondence with Regulatory Agencies



FILE SEARCH REQUEST FORM

NOTE: Please **COMPLETE** the questions below in order that Manitoba Conservation can effectively respond to your request for information as to outstanding Licenses, Orders or Violations, etc. against the indicated property. **A cheque or money order, in the amount of \$94.50 (\$90.00 + \$4.50 G.S.T.) made payable to the Minister of Finance, must accompany this request.**

We will endeavor to respond to your request within 30 calendar days of receipt. Please direct all inquiries and return the completed form, along with your payment, to:

**Environmental File Searches
Manitoba Conservation
Box #85, 200 Saulteaux Crescent
Winnipeg MB R3J 3W3**

GST Registration #R107863847

**Telephone: 945-7098
Fax: 945-2385**

1. Applicant:

Name: Bernice Spitaels

Company Name: Pinchin Ltd.

Address: 54 Terracon Place
Winnipeg, Manitoba
R2J 4G7

Telephone: (204) 452-0983, ext 2237 Fax: (204) 453-0788

E-mail: bspitaels@pinchin.com

2. If you are representing someone else respecting this request, please provide the following information:

(*****not the property being searched**)

Business/Individual Name: **MMI Asset Management Ltd.**

Legal Name (if different from above):

Address: **200 - 260 St. Mary Ave**

Winnipeg, MB

R3C 0M6

Telephone: **(204)**

Fax: **(204)**

(a) BUSINESS NAME OF PRESENT OR PREVIOUS TENANT who is/was actually on the subject property (not numbered company name) MUST BE INCLUDED:

(If this is a shopping centre/strip mall please provide complete list of tenants)

RBC

3. (a) Legal description of property involved:

Lot 1 Plan 19118 1 ST J

(b) STREET ADDRESS (INCLUDING CITY/TOWN, RURAL MUNICIPALITY) OF PROPERTY INVOLVED MUST BE INCLUDED:

(Please provide a diagram if civic/numerical address is not available)

195 Fort Street, Winnipeg, MB

4. What information is being requested - please be as specific as possible?

Environmental orders, spills, spills on adjacent properties, discharge orders, underground storage tanks, tank removal orders, fill materials used, landfills on property.

If known, and if applicable, please indicate what legislation the information being requested pertains to:

The Environment Act



The Contaminated Sites
Remediation Act



The Dangerous Goods
Handling and Transportation
Act



**Livestock Manure and Mortalities
Management Regulation**



***** we only provide information on the above for
Rural properties***

5. For what purpose is the information required (i.e. sale of business/property, financing arrangements, etc.)?

Unknown

6. Type/description of business/operation presently being carried out on subject property (if not currently in operation, and if known, please identify past business/operation carried out on subject property):

Commercial

7. Description of intended use of subject property:

Unknown

November 10, 2015

Request Date



Signature of Requestor

TLW

****** PLEASE NOTE THAT INCOMPLETE FORMS WILL CAUSE A DELAY IN
THIS SEARCH BEING PROCESSED. PLEASE BE SURE TO INCLUDE ALL
AVAILABLE DETAILS.**



Conservation and Water Stewardship

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

November 27, 2015
File # 15880

Ms. Bernice Spitaels
Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Dear Ms. Spitaels:

Re: 195 Fort Street, Winnipeg, MB

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

- *Petroleum storage:*
 - PSF operation ID: 21809
Site code: 13722
1 x 36,370 litres of underground tank installed in 1978
1 x 35,000 litres of overhead tank installed in 2009

The Department has no records of outstanding work orders or environmental incidents pertaining to the property in question. This site is not a designated contaminated or impacted site in our files.

For further information, please contact Kim Fedick, Environment Officer at (204) 945-0992.

Yours truly,

Lorie Saflor-Yazon
Administrative Services Clerk

Disclaimer attached
(GST registration # R107863847)

DISCLAIMER

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

APPENDIX III
EcoLog ERIS Report



DATABASE REPORT



Project Property: 110069
195 Fort St
Winnipeg MB R3C3V1

P.O. Number:

Report Type: Quote - Custom-Build Your Own Report

Order #: 20151107001

Requested by: Pinchin Ltd

Date: November 10, 2015

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

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

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Executive Summary

Property Information:

Project Property: 110069
195 Fort St Winnipeg MB R3C3V1

P.O. Number:

Coordinates:

Latitude: 49.891179
Longitude: -97.137306
UTM Northing: 5,528,195.19
UTM Easting: 633,790.93
UTM Zone: UTM Zone 14U

Elevation: 761 FT
232.06 M

Order Information:

Order No.: 20151107001
Date Requested: 12/11/2015
Requested by: Pinchin Ltd
Report Type: Quote - Custom-Build Your Own Report

Additional Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AUWR	Automobile Wrecking & Supplies	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CHEM	Chemical Register	N	-	-	-
CONV	Enforcement Actions	N	-	-	-
CS	Contaminated/Impacted Sites	N	-	-	-
DRL	Drill Holes	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FST	Fuel Storage Tanks	Y	1	8	9
FUEL	Bulk Fuel Distributors	Y	2	1	3
GEN	Waste Generators Summary	Y	0	36	36
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
MAST	Manure Storage Facilities	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
MOGW	Manitoba Oil and Gas Wells	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NDFT	National Defence & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defence & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	Y	0	4	4
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCB	Inventory of PCB Storage Sites	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PITS	Manitoba Pits and Quarries	N	-	-	-
REC	Waste Receivers Summary	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Manitoba Spills	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
WDS	Waste Disposal Site Inventory	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
WWIS	Water Well Inventory	N	-	-	-
		Total:	3	49	52

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev diff m</i>	<i>Page Number</i>
1	FST	Royal Bank Pro. & Op. Centre	195 Fort St. Winnipeg MB	-/0.0	0.00	15
1	FUEL	OXFORD PROPERTIES DATA CENTER	195 FORT ST Winnipeg MB R3C 3V1	-/0.0	0.00	15
1	FUEL	CANADIAN DC FACILITIES HOLDINGS INC	195 FORT ST Winnipeg MB R3C 3V1	-/0.0	0.00	15

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
2	FST	Winnipeg, City of	170-174 Fort St. Winnipeg MB R3C 1C9	SSW/48.8	0.69	15
3	GEN	KELLETT COPY CENTERS LTD.-FORT ST.	FORT ST., 205 MAIN FLR. WINNIPEG MB	NNW/70.9	-0.35	16
3	GEN	KELLETT COPY CENTERS	1-205 FORT ST Winnipeg MB R3C 1E3	NNW/70.9	-0.35	16
4	GEN	MANITOBA SPORTS FEDERATION	MAIN ST., 200 WINNIPEG MB	SE/75.5	0.10	16
4	GEN	MANITOBA SPORTS FEDERATION	200 MAIN ST Winnipeg MB R3C 4M2	SE/75.5	0.10	16
5	GEN	FRONTIER AUTOBODY	FORT ST., 155 WINNIPEG MB	SSE/90.7	0.70	16
5	GEN	BOCA AUTO	FORT ST., 155 WINNIPEG MB R3C 1C8	SSE/90.7	0.70	16
5	GEN	TONY'S ACADEMY AUTO SERVICE-FORT ST.	FORT ST., 155 WINNIPEG MB R3C 1C8	SSE/90.7	0.70	16
5	GEN	FRONTIER TOYOTA BODY SHOP	155 FORT ST Winnipeg MB R3C 1C8	SSE/90.7	0.70	17
5	GEN	BOCA AUTO	155 FORT ST Winnipeg MB R3C 1C8	SSE/90.7	0.70	17
5	GEN	TONY'S ACADEMY AUTO SERVICE	155 FORT ST Winnipeg MB R3C 1C8	SSE/90.7	0.70	17
5	GEN	RALPH'S AUTOMOTIVE REPAIR	155 FORT ST Winnipeg MB R3C 1C8	SSE/90.7	0.70	17
6	FST	Former European Health Spa	158 Fort St. Winnipeg MB R3C 1C9	SSW/103.9	0.42	17
7	NPCB	ENVIRONMENT CANADA-ENVIRONMENTAL PROTECTION	513 - 260 MAIN STREET WINNIPEG MB R3C1B2	N/113.8	-0.33	17
8	GEN	LANDMARK FEEDS	188 MAIN ST Winnipeg MB	SE/114.1	-0.06	18
9	FST	South Main Esso Service	211 Main St. Winnipeg MB R3C 1A7	ENE/117.8	0.38	18
10	FST	Motor Sales Inc.	235 Main St. Winnipeg MB R3C 1A7	NNE/135.7	-0.24	19
11	FST	Credit Union Central	215 Garry St. Winnipeg MB	WNW/142.5	-0.46	19
11	GEN	MANITOBA, HIGHWAYS & G.S.-GARRY ST., 215	GARRY ST., 215 FLR.12 WINNIPEG MB	WNW/142.5	-0.46	19
11	GEN	MANITOBA TRANSPORTATION	12-215 GARRY ST Winnipeg MB	WNW/142.5	-0.46	20
11	GEN	MANITOBA HIGHWAYS & TRANSPORTATION	1510-215 GARRY ST Winnipeg MB	WNW/142.5	-0.46	20
12	GEN	GOODYEAR CANADA INC.	FORT ST., 123 WINNIPEG MB	SSE/145.3	0.10	20

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev Diff m	Page Number
12	GEN	YORK TIRE	FORT ST., 123 WINNIPEG MB	SSE/145.3	0.10	20
12	GEN	YORK TIRE	123 FORT ST Winnipeg MB R3C 1C6	SSE/145.3	0.10	20
12	GEN	GOODYEAR CANADA	123 FORT ST Winnipeg MB R3C 1C6	SSE/145.3	0.10	20
13	GEN	IMPERIAL OIL RETAIL-169 MAIN ST.	MAIN ST. S., 169 WINNIPEG MB	ESE/157.7	-0.51	20
14	GEN	KWIK KOPY PRINTING	ST. MARY AVE., 260 WINNIPEG, MB. MB	W/162.3	0.52	20
14	GEN	KWIK KOPY PRINTING	260 ST MARY AVE Winnipeg MB R3C 0M6	W/162.3	0.52	21
14	GEN	ALL NATION'S PRINT	107-260 ST MARY AVE Winnipeg MB R3C 0M6	W/162.3	0.52	21
15	FST	Brink's Canada Ltd.	222 York Ave. Winnipeg MB R3C 0N5	SSE/163.8	0.08	21
16	FST	Manulife Financial	180 Main St. Winnipeg MB R3C 1A6	SE/171.0	0.17	21
17	GEN	MANITOBA HYDRO-YORK AVE	YORK AVE., 263 WINNIPEG MB R3C 4N4	SW/178.6	0.68	22
18	FST	Western Canada Lotteries	125 Garry St. Winnipeg MB	S/197.0	0.24	22
18	FUEL	BRENT BUSINESS SERVICES	750-125 GARRY ST Winnipeg MB R3C 3P2	S/197.0	0.24	22
18	GEN	BRENT BUSINESS SERVICES LTD.	GARRY ST., 125 RM 750 WINNIPEG MB	S/197.0	0.24	22
18	GEN	BRENT BUSINESS SERVICES	750-125 GARRY ST Winnipeg MB	S/197.0	0.24	22
19	GEN	CDI COLLEGE	280 MAIN ST Winnipeg MB R3C 1A9	N/205.5	-0.39	22
20	NPCB	CARGILL LIMITED	300-240 GRAHAM AVENUE WINNIPEG MB R3C4C5	NW/214.7	0.01	23
21	GEN	AGRICULTURE CANADA - FOOD PRODUCTION	MAIN ST., 269-RM. 613 WINNIPEG MB	N/237.6	-1.08	23
21	GEN	AGRICULTURE CANADA- FOOD PRODUCTION BRANCH	MAIN ST., 269-#613 WINNIPEG, MB MB	N/237.6	-1.08	23
21	GEN	PUBLIC WORKS CANADA - FEDERAL BLDG.	MAIN ST., 269 WINNIPEG MB	N/237.6	-1.08	23
21	GEN	BROOKFIELD LEPAGE JOHNSON CONTROLS	MAIN ST., 269 STE. 2 WINNIPEG MB	N/237.6	-1.08	23
21	GEN	ENVIRONMENT CANADA - ENVIRO PROTECT	513-269 MAIN ST Winnipeg MB	N/237.6	-1.08	24
21	GEN	CANADA PUBLIC WORKS & GOV _{&} T SERVICE	201-269 MAIN ST Winnipeg MB	N/237.6	-1.08	24
21	GEN	BROOKFIELD LEPAGE JOHNSON CONTROLS	269 MAIN ST Winnipeg MB	N/237.6	-1.08	24
21	GEN	SNC-LAVALIN PROFAC	269 MAIN ST Winnipeg MB	N/237.6	-1.08	24
21	NPCB	GOVERNMENT SERVICES CANADA, WINNIPEG	400 - 269 MAIN STREET P.O. BOX 1408 WINNIPEG MB R3C2Z1	N/237.6	-1.08	24
21	NPCB	ENVIRONMENT CANADA	5TH FLOOR. FEDERAL BUILDING 269 MAIN ST. WINNIPEG MB R3C 1B2	N/237.6	-1.08	25

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev Diff m</i>	<i>Page Number</i>
22	GEN	ELLERY BRODER	143 SMITH ST Winnipeg MB R3C 1J5	SW/242.2	-0.07	25

Executive Summary: Summary By Data Source

FST - Fuel Storage Tanks

A search of the FST database, dated 1905-Feb 2003* has found that there are 9 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
Royal Bank Pro. & Op. Centre	195 Fort St. Winnipeg MB	-	0.00	<u>1</u>
Winnipeg, City of	170-174 Fort St. Winnipeg MB R3C 1C9	SSW	48.77	<u>2</u>
Former European Health Spa	158 Fort St. Winnipeg MB R3C 1C9	SSW	103.88	<u>6</u>
South Main Esso Service	211 Main St. Winnipeg MB R3C 1A7	ENE	117.78	<u>9</u>
Brink's Canada Ltd.	222 York Ave. Winnipeg MB R3C 0N5	SSE	163.83	<u>15</u>
Manulife Financial	180 Main St. Winnipeg MB R3C 1A6	SE	170.95	<u>16</u>
Western Canada Lotteries	125 Garry St. Winnipeg MB	S	196.96	<u>18</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
Motor Sales Inc.	235 Main St. Winnipeg MB R3C 1A7	NNE	135.68	<u>10</u>
Credit Union Central	215 Garry St. Winnipeg MB	WNW	142.46	<u>11</u>

FUEL - Bulk Fuel Distributors

A search of the FUEL database, dated 2006-Feb 2015 has found that there are 3 FUEL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
OXFORD PROPERTIES DATA CENTER	195 FORT ST Winnipeg MB R3C 3V1	-	0.00	<u>1</u>
CANADIAN DC FACILITIES HOLDINGS INC	195 FORT ST Winnipeg MB R3C 3V1	-	0.00	<u>1</u>
BRENT BUSINESS SERVICES	750-125 GARRY ST Winnipeg MB R3C 3P2	S	196.96	<u>18</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
------------------------	----------------	------------------	-------------------	----------------

GEN - Waste Generators Summary

A search of the GEN database, dated 1985-Sep 2012 has found that there are 36 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
MANITOBA SPORTS FEDERATION	200 MAIN ST Winnipeg MB R3C 4M2	SE	75.48	<u>4</u>
MANITOBA SPORTS FEDERATION	MAIN ST., 200 WINNIPEG MB	SE	75.48	<u>4</u>
RALPH'S AUTOMOTIVE REPAIR	155 FORT ST Winnipeg MB R3C 1C8	SSE	90.67	<u>5</u>
TONY'S ACADEMY AUTO SERVICE	155 FORT ST Winnipeg MB R3C 1C8	SSE	90.67	<u>5</u>
BOCA AUTO	155 FORT ST Winnipeg MB R3C 1C8	SSE	90.67	<u>5</u>
FRONTIER TOYOTA BODY SHOP	155 FORT ST Winnipeg MB R3C 1C8	SSE	90.67	<u>5</u>
TONY'S ACADEMY AUTO SERVICE-FORT ST.	FORT ST., 155 WINNIPEG MB R3C 1C8	SSE	90.67	<u>5</u>
BOCA AUTO	FORT ST., 155 WINNIPEG MB R3C 1C8	SSE	90.67	<u>5</u>
FRONTIER AUTOBODY	FORT ST., 155 WINNIPEG MB	SSE	90.67	<u>5</u>
GOODYEAR CANADA INC.	FORT ST., 123 WINNIPEG MB	SSE	145.34	<u>12</u>
YORK TIRE	FORT ST., 123 WINNIPEG MB	SSE	145.34	<u>12</u>
YORK TIRE	123 FORT ST Winnipeg MB R3C 1C6	SSE	145.34	<u>12</u>
GOODYEAR CANADA	123 FORT ST Winnipeg MB R3C 1C6	SSE	145.34	<u>12</u>
KWIK KOPY PRINTING	ST. MARY AVE., 260 WINNIPEG, MB. MB	W	162.26	<u>14</u>
KWIK KOPY PRINTING	260 ST MARY AVE Winnipeg MB R3C 0M6	W	162.26	<u>14</u>
ALL NATION'S PRINT	107-260 ST MARY AVE Winnipeg MB R3C 0M6	W	162.26	<u>14</u>
MANITOBA HYDRO-YORK AVE	YORK AVE., 263 WINNIPEG MB R3C 4N4	SW	178.65	<u>17</u>
BRENT BUSINESS SERVICES LTD.	GARRY ST., 125 RM 750 WINNIPEG MB	S	196.96	<u>18</u>
BRENT BUSINESS SERVICES	750-125 GARRY ST Winnipeg MB	S	196.96	<u>18</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
-------------------------------	-----------------------	-------------------------	--------------------------	-----------------------

KELLETT COPY CENTERS	1-205 FORT ST Winnipeg MB R3C 1E3	NNW	70.92	3
KELLETT COPY CENTERS LTD.-FORT ST.	FORT ST., 205 MAIN FLR. WINNIPEG MB	NNW	70.92	3
LANDMARK FEEDS	188 MAIN ST Winnipeg MB	SE	114.08	8
MANITOBA, HIGHWAYS & G.S.-GARRY ST., 215	GARRY ST., 215 FLR.12 WINNIPEG MB	WNW	142.46	11
MANITOBA TRANSPORTATION	12-215 GARRY ST Winnipeg MB	WNW	142.46	11
MANITOBA HIGHWAYS & TRANSPORTATION	1510-215 GARRY ST Winnipeg MB	WNW	142.46	11
IMPERIAL OIL RETAIL-169 MAIN ST.	MAIN ST. S., 169 WINNIPEG MB	ESE	157.67	13
CDI COLLEGE	280 MAIN ST Winnipeg MB R3C 1A9	N	205.53	19
BROOKFIELD LEPAGE JOHNSON CONTROLS	269 MAIN ST Winnipeg MB	N	237.55	21
SNC-LAVALIN PROFAC	269 MAIN ST Winnipeg MB	N	237.55	21
CANADA PUBLIC WORKS & GOV _ŕ T SERVICE	201-269 MAIN ST Winnipeg MB	N	237.55	21
ENVIRONMENT CANADA - ENVIRO PROTECT	513-269 MAIN ST Winnipeg MB	N	237.55	21
BROOKFIELD LEPAGE JOHNSON CONTROLS	MAIN ST., 269 STE. 2 WINNIPEG MB	N	237.55	21
PUBLIC WORKS CANADA - FEDERAL BLDG.	MAIN ST., 269 WINNIPEG MB	N	237.55	21
AGRICULTURE CANADA - FOOD PRODUCTION	MAIN ST., 269-RM. 613 WINNIPEG MB	N	237.55	21
AGRICULTURE CANADA-FOOD PRODUCTION BRANCH	MAIN ST., 269-#613 WINNIPEG, MB MB	N	237.55	21
ELLERY BRODER	143 SMITH ST Winnipeg MB R3C 1J5	SW	242.22	22

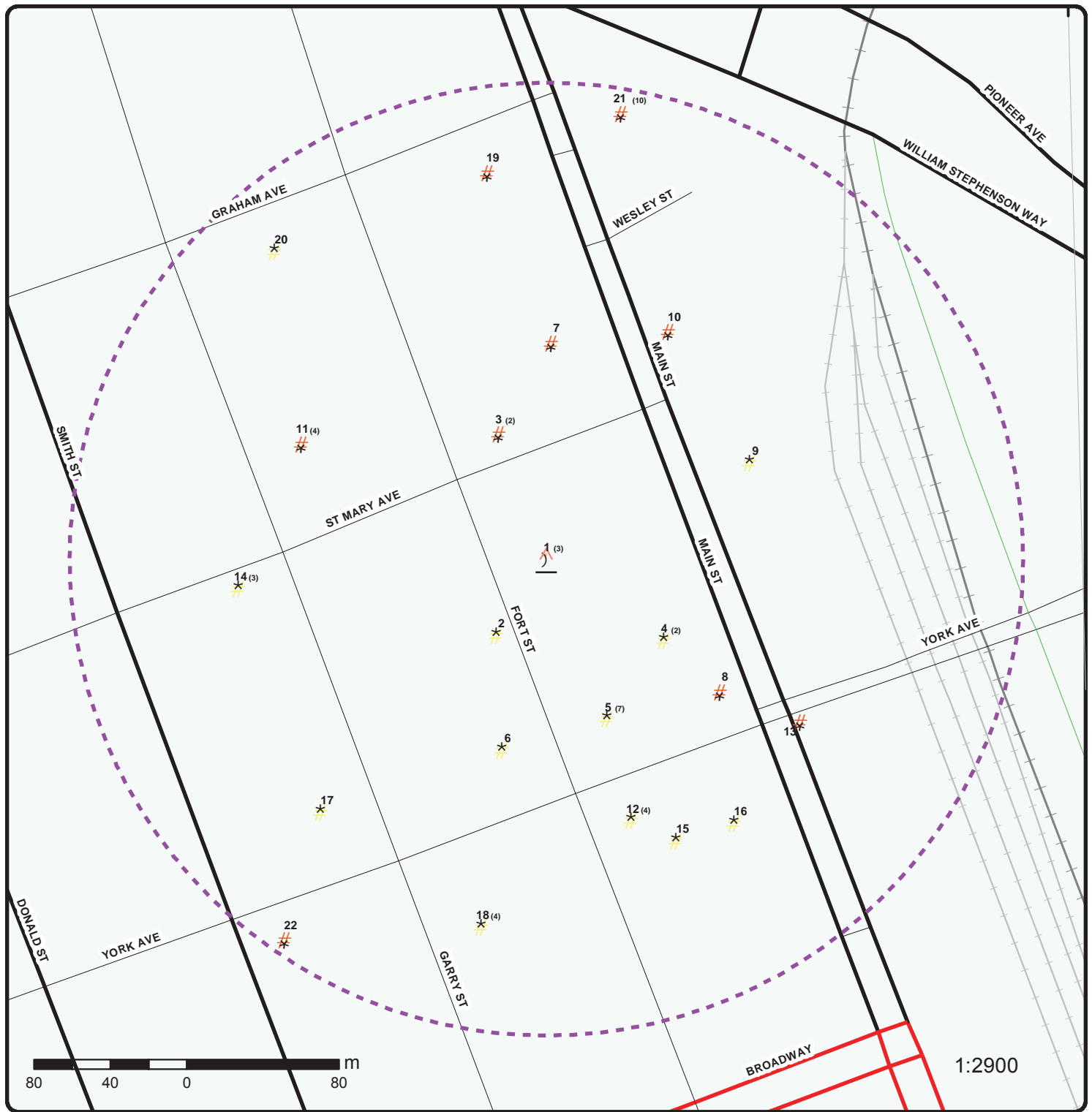
NPCB - National PCB Inventory

A search of the NPCB database, dated 1988-2008* has found that there are 4 NPCB site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
CARGILL LIMITED	300-240 GRAHAM AVENUE WINNIPEG MB R3C4C5	NW	214.65	20

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance m</u>	<u>Map Key</u>
ENVIRONMENT CANADA-ENVIRONMENTAL PROTECTION	513 - 260 MAIN STREET WINNIPEG MB R3C1B2	N	113.77	7

GOVERNMENT SERVICES CANADA, WINNIPEG	400 - 269 MAIN STREET P.O. BOX 1408 WINNIPEG MB R3C2Z1	N	237.55	21
ENVIRONMENT CANADA	5TH FLOOR. FEDERAL BUILDING 269 MAIN ST. WINNIPEG MB R3C 1B2	N	237.55	21



Map

Order No: 20151107001

Address: 195 Fort St, Winnipeg, MB, R3C3V1

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



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, 1:10000, Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Aerial

Order No: 20151107001

Address: 195 Fort St, Winnipeg, MB, R3C3V1

Source: ESRI World Imagery, Updated October 2014

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
1	1 of 3	-/0.0	232.1	Royal Bank Pro. & Op. Centre 195 Fort St. Winnipeg MB	FST
Site ID:		13722	Owner Category:		Institution (i.e school, university, hospital)
Owner:		Royal Bank of Canada	Site Status:		Active
Operator:		Hawthorne, Jack	Outlet Type:		Heating
Mailing City:		Winnipeg MB	Inventory:		Exempt
Mailing Address:		195 Fort St.			
--- Details ---					
Status:		Installed	NO Of Tanks:		1
Position:		Underground	Status Date:		05-May-78
Spill Protect:		Unprotected	Capacity(L):		36370.00
1	2 of 3	-/0.0	232.1	OXFORD PROPERTIES DATA CENTER 195 FORT ST Winnipeg MB R3C 3V1	FUEL
Permit NO:		20612	Lat/Long:		
Expiry Date:		12/31/2008	Comment:		Not storing used oil
Facility Type:		U/G			
1	3 of 3	-/0.0	232.1	CANADIAN DC FACILITIES HOLDINGS INC 195 FORT ST Winnipeg MB R3C 3V1	FUEL
Permit NO:		34068	Lat/Long:		
Expiry Date:		12/31/2010	Comment:		1 - 35,000 litre ULC S653 A/G Tank
Facility Type:		A/G			
2	1 of 1	SSW/48.8	232.8	Winnipeg, City of 170-174 Fort St. Winnipeg MB R3C 1C9	FST
Site ID:		14562	Owner Category:		Municipal
Owner:		Southgate Enterprises Ltd.	Site Status:		Dismantled
Operator:			Outlet Type:		Heating
Mailing City:		Winnipeg MB	Inventory:		NA
Mailing Address:		4th Flr. 180 King St.			
--- Details ---					
Status:		Installed	NO Of Tanks:		1
Position:		Underground	Status Date:		01-Jan-76
Spill Protect:		Unprotected	Capacity(L):		13635.00

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<div> <div>+</div> <div> Status: Removed Position: Underground Spill Protect: Unprotected </div> <div> NO Of Tanks: 1 Status Date: 20-Apr-00 Capacity(L): 13635.00 </div> </div>					
3	1 of 2	NNW/70.9	231.7	KELLETT COPY CENTERS LTD.-FORT ST. FORT ST., 205 MAIN FLR. WINNIPEG MB	GEN
Registration NO:		MBG006276			
3	2 of 2	NNW/70.9	231.7	KELLETT COPY CENTERS 1-205 FORT ST Winnipeg MB R3C 1E3	GEN
Registration NO:		MBG06276			
4	1 of 2	SE/75.5	232.2	MANITOBA SPORTS FEDERATION MAIN ST., 200 WINNIPEG MB	GEN
Registration NO:		MBG001239			
4	2 of 2	SE/75.5	232.2	MANITOBA SPORTS FEDERATION 200 MAIN ST Winnipeg MB R3C 4M2	GEN
Registration NO:		MBG01239			
5	1 of 7	SSE/90.7	232.8	FRONTIER AUTOBODY FORT ST., 155 WINNIPEG MB	GEN
Registration NO:		MBG000490			
5	2 of 7	SSE/90.7	232.8	BOCA AUTO FORT ST., 155 WINNIPEG MB R3C 1C8	GEN
Registration NO:		MBG005437			
5	3 of 7	SSE/90.7	232.8	TONY'S ACADEMY AUTO SERVICE-FORT ST. FORT ST., 155 WINNIPEG MB R3C 1C8	GEN
Registration NO:		MBG006136			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
5	4 of 7	SSE/90.7	232.8	FRONTIER TOYOTA BODY SHOP 155 FORT ST Winnipeg MB R3C 1C8	GEN
Registration NO:		MBG00490			
5	5 of 7	SSE/90.7	232.8	BOCA AUTO 155 FORT ST Winnipeg MB R3C 1C8	GEN
Registration NO:		MBG05437			
5	6 of 7	SSE/90.7	232.8	TONY'S ACADEMY AUTO SERVICE 155 FORT ST Winnipeg MB R3C 1C8	GEN
Registration NO:		MBG06136			
5	7 of 7	SSE/90.7	232.8	RALPH'S AUTOMOTIVE REPAIR 155 FORT ST Winnipeg MB R3C 1C8	GEN
Registration NO:		MBG11410			
6	1 of 1	SSW/103.9	232.5	Former European Health Spa 158 Fort St. Winnipeg MB R3C 1C9	FST
Site ID:		14636		Owner Category:	Independent
Owner:		European Health Spa		Site Status:	Dismantled
Operator:				Outlet Type:	Fleet
Mailing City:		Winnipeg MB		Inventory:	NA
Mailing Address:		158 Fort St.			
--- Details ---					
Status:		Installed		NO Of Tanks:	2
Position:		Underground		Status Date:	01-Jan-56
Spill Protect:		Unprotected		Capacity(L):	4545.00
+					
Status:		Removed		NO Of Tanks:	2
Position:		Underground		Status Date:	08-May-01
Spill Protect:		Unprotected		Capacity(L):	4545.00
7	1 of 1	N/113.8	231.7	ENVIRONMENT CANADA- ENVIRONMENTAL PROTECTION 513 - 260 MAIN STREET WINNIPEG MB R3C1B2	NPCB
Company Code:		V0053			
Industry:		Environment Canada			
Site Status:					
Transaction Date:		2/18/1994			
17	erisinfo.com EcoLog ERIS Ltd.				Order #: 20151107001
	110069 195 Fort St Winnipeg MB R3C3V1				

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Inspection Date:					
--- Details ---					
Label:					
Serial No.:					
PCB Type/Code:		Other waste			
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status:		Barrel of labels			
Contents:		0.00 L			
+					
Label:					
Serial No.:					
PCB Type/Code:		Other waste			
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status:		Barrel of labels			
Contents:		0.00 KG			
8	1 of 1	SE/114.1	232.0	LANDMARK FEEDS 188 MAIN ST Winnipeg MB	GEN
Registration NO:		MBG05226			
9	1 of 1	ENE/117.8	232.4	South Main Esso Service 211 Main St. Winnipeg MB R3C 1A7	FST
Site ID:	12858			Owner Category:	Oil Company
Owner:	Imperial Oil			Site Status:	Dismantled
Operator:	Tetrault, N.			Outlet Type:	Retail
Mailing City:	Winnipeg MB			Inventory:	NA
Mailing Address:	211 Main St.				
--- Details ---					
Status:	Installed			NO Of Tanks:	3
Position:	Underground			Status Date:	08-Apr-59
Spill Protect:	Unprotected			Capacity(L):	22730.00
+					
Status:	Installed			NO Of Tanks:	1
Position:	Underground			Status Date:	08-Apr-59
Spill Protect:	Unprotected			Capacity(L):	2270.00
+					
Status:	Removed			NO Of Tanks:	3
Position:	Underground			Status Date:	23-Jul-74
Spill Protect:	Unprotected			Capacity(L):	22730.00
+					
Status:	Removed			NO Of Tanks:	1
Position:	Underground			Status Date:	23-Jul-74

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<hr/>					
Spill Protect:	Unprotected			Capacity(L):	2270.00
+					
Status:	Installed			NO Of Tanks:	4
Position:	Underground			Status Date:	24-Jul-74
Spill Protect:	Unprotected			Capacity(L):	22730.00
+					
Status:	Removed			NO Of Tanks:	4
Position:	Underground			Status Date:	15-Nov-80
Spill Protect:	Unprotected			Capacity(L):	22730.00
<hr/>					
<u>10</u>	1 of 1	NNE/135.7	231.8	Motor Sales Inc. 235 Main St. Winnipeg MB R3C 1A7	FST
Site ID:	12077			Owner Category:	Independent
Owner:	Motor Sales Inc.			Site Status:	Dismantled
Operator:				Outlet Type:	Used Oil
Mailing City:	Winnipeg MB			Inventory:	NA
Mailing Address:	235 Main St.				
--- Details ---					
Status:	Installed			NO Of Tanks:	1
Position:	Underground			Status Date:	14-Jun-71
Spill Protect:	Unprotected			Capacity(L):	2270.00
+					
Status:	Removed			NO Of Tanks:	1
Position:	Underground			Status Date:	08-Aug-83
Spill Protect:	Unprotected			Capacity(L):	2270.00
<hr/>					
<u>11</u>	1 of 4	WNW/142.5	231.6	Credit Union Central 215 Garry St. Winnipeg MB	FST
Site ID:	14063			Owner Category:	Institution (i.e school, university, hospital)
Owner:	Credit Union Central			Site Status:	Dismantled
Operator:				Outlet Type:	Heating
Mailing City:	Winnipeg MB			Inventory:	Exempt
Mailing Address:	215 Garry				
--- Details ---					
Status:	Installed			NO Of Tanks:	1
Position:	Underground			Status Date:	01-Jan-76
Spill Protect:	Unprotected			Capacity(L):	9090.00
+					
Status:	Removed			NO Of Tanks:	1
Position:	Underground			Status Date:	23-Jul-96
Spill Protect:	Unprotected			Capacity(L):	9090.00
<hr/>					
<u>11</u>	2 of 4	WNW/142.5	231.6	MANITOBA, HIGHWAYS & G.S.-GARRY ST., 215 GARRY ST., 215 FLR.12 WINNIPEG MB	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Registration NO:		MBG006346			
11	3 of 4	WNW/142.5	231.6	MANITOBA TRANSPORTATION 12-215 GARRY ST Winnipeg MB	GEN
Registration NO:		MBG06346			
11	4 of 4	WNW/142.5	231.6	MANITOBA HIGHWAYS & TRANSPORTATION 1510-215 GARRY ST Winnipeg MB	GEN
Registration NO:		MBG03403			
12	1 of 4	SSE/145.3	232.2	GOODYEAR CANADA INC. FORT ST., 123 WINNIPEG MB	GEN
Registration NO:		MBG002628			
12	2 of 4	SSE/145.3	232.2	YORK TIRE FORT ST., 123 WINNIPEG MB	GEN
Registration NO:		MBG000749			
12	3 of 4	SSE/145.3	232.2	YORK TIRE 123 FORT ST Winnipeg MB R3C 1C6	GEN
Registration NO:		MBG00749			
12	4 of 4	SSE/145.3	232.2	GOODYEAR CANADA 123 FORT ST Winnipeg MB R3C 1C6	GEN
Registration NO:		MBG02628			
13	1 of 1	ESE/157.7	231.6	IMPERIAL OIL RETAIL-169 MAIN ST. MAIN ST. S., 169 WINNIPEG MB	GEN
Registration NO:		MBG007462			
14	1 of 3	W/162.3	232.6	KWIK KOPY PRINTING ST. MARY AVE., 260	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
WINNIPEG, MB. MB					
Registration NO:		MBG002981			
14	2 of 3	W/162.3	232.6	KWIK KOPY PRINTING 260 ST MARY AVE Winnipeg MB R3C 0M6	GEN
Registration NO:		MBG02981			
14	3 of 3	W/162.3	232.6	ALL NATION'S PRINT 107-260 ST MARY AVE Winnipeg MB R3C 0M6	GEN
Registration NO:		MBG11764			
15	1 of 1	SSE/163.8	232.1	Brink's Canada Ltd. 222 York Ave. Winnipeg MB R3C 0N5	FST
Site ID:		12726		Owner Category:	
Owner:		Brink's Canada Ltd.		Independent	
Operator:				Site Status:	
Mailing City:		Winnipeg MB		Dismantled	
Mailing Address:		222 York Ave.		Outlet Type:	
				Fleet	
				Inventory:	
				NA	
--- Details ---					
Status:		Installed		NO Of Tanks:	
Position:		Underground		1	
Spill Protect:		Unprotected		Status Date:	
				01-Jan-76	
+				Capacity(L):	
				4545.00	
Status:		Tested		NO Of Tanks:	
Position:		Underground		1	
Spill Protect:		Unprotected		Status Date:	
				10-Dec-84	
+				Capacity(L):	
				4545.00	
Status:		Removed		NO Of Tanks:	
Position:		Underground		1	
Spill Protect:		Unprotected		Status Date:	
				07-Feb-85	
+				Capacity(L):	
				4545.00	
Status:		Installed		NO Of Tanks:	
Position:		Underground		1	
Spill Protect:		Sacrificial Anode		Status Date:	
				08-Feb-85	
+				Capacity(L):	
				4545.00	
Status:		Removed		NO Of Tanks:	
Position:		Underground		1	
Spill Protect:		Unprotected		Status Date:	
				02-May-85	
				Capacity(L):	
				4545.00	
16	1 of 1	SE/171.0	232.2	Manulife Financial 180 Main St. Winnipeg MB R3C 1A6	FST

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<div> <div> Site ID: Owner: Operator: Mailing City: Mailing Address: </div> <div> 14334 Manulife Financial Winnipeg MB 505-386 Broadway </div> <div> Owner Category: Site Status: Outlet Type: Inventory: </div> <div> Independent Dismantled Heating NA </div> </div>					
17	1 of 1	SW/178.6	232.7	MANITOBA HYDRO-YORK AVE YORK AVE., 263 WINNIPEG MB R3C 4N4	GEN
Registration NO:		MBG006882			
18	1 of 4	S/197.0	232.3	Western Canada Lotteries 125 Garry St. Winnipeg MB	FST
<div> <div> Site ID: Owner: Operator: Mailing City: Mailing Address: </div> <div> 13745 55224/53044 Manitoba Ltd. Rossiter, Penny Winnipeg MB 700-125 Garry St. </div> <div> Owner Category: Site Status: Outlet Type: Inventory: </div> <div> Independent Active Industrial Exempt </div> </div> <div> <div> NO Of Tanks: Status Date: Capacity(L): </div> <div> 1 01-Jan-76 68190.00 </div> </div>					
--- Details ---					
Status:		Installed			
Position:		Underground			
Spill Protect:		Unprotected			
18	2 of 4	S/197.0	232.3	BRENT BUSINESS SERVICES 750-125 GARRY ST Winnipeg MB R3C 3P2	FUEL
Permit NO:		25127		Lat/Long:	
Expiry Date:		12/31/2010		Comment:	
Facility Type:		U/G		Not storing used oil	
18	3 of 4	S/197.0	232.3	BRENT BUSINESS SERVICES LTD. GARRY ST., 125 RM 750 WINNIPEG MB	GEN
Registration NO:		MBG006657			
18	4 of 4	S/197.0	232.3	BRENT BUSINESS SERVICES 750-125 GARRY ST Winnipeg MB	GEN
Registration NO:		MBG06657			
19	1 of 1	N/205.5	231.7	CDI COLLEGE 280 MAIN ST Winnipeg MB R3C 1A9	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Registration NO:		MBG12357			
20	1 of 1	NW/214.7	232.1	CARGILL LIMITED 300-240 GRAHAM AVENUE WINNIPEG MB R3C4C5	NPCB
Company Code:		V0086WPG			
Industry:		Food/Beverage/Water			
Site Status:					
Transaction Date:		11/29/1994			
Inspection Date:					
--- Details ---					
Label:					
Serial No.:					
PCB Type/Code:		Askarel			
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status:		Destroyed / Treated			
Contents:		5.00 L			
21	1 of 10	N/237.6	231.0	AGRICULTURE CANADA - FOOD PRODUCTION MAIN ST., 269-RM. 613 WINNIPEG MB	GEN
Registration NO:		MBG001843			
21	2 of 10	N/237.6	231.0	AGRICULTURE CANADA-FOOD PRODUCTION BRANCH MAIN ST., 269-#613 WINNIPEG, MB MB	GEN
Registration NO:		MBG002238			
21	3 of 10	N/237.6	231.0	PUBLIC WORKS CANADA - FEDERAL BLDG. MAIN ST., 269 WINNIPEG MB	GEN
Registration NO:		MBG002042			
21	4 of 10	N/237.6	231.0	BROOKFIELD LEPAGE JOHNSON CONTROLS MAIN ST., 269 STE. 2 WINNIPEG MB	GEN
Registration NO:		MBG007021			

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
21	5 of 10	N/237.6	231.0	ENVIRONMENT CANADA - ENVIRO PROTECT 513-269 MAIN ST Winnipeg MB	GEN
Registration NO:		MBG00013			
21	6 of 10	N/237.6	231.0	CANADA PUBLIC WORKS & GOV _{LT} SERVICE 201-269 MAIN ST Winnipeg MB	GEN
Registration NO:		MBG02042			
21	7 of 10	N/237.6	231.0	BROOKFIELD LEPAGE JOHNSON CONTROLS 269 MAIN ST Winnipeg MB	GEN
Registration NO:		MBG07021			
21	8 of 10	N/237.6	231.0	SNC-LAVALIN PROFAC 269 MAIN ST Winnipeg MB	GEN
Registration NO:		MBG11389			
21	9 of 10	N/237.6	231.0	GOVERNMENT SERVICES CANADA, WINNIPEG 400 - 269 MAIN STREET P.O. BOX 1408 WINNIPEG MB R3C2Z1	NPCB
Company Code:		V0097			
Industry:		Public Works Canada			
Site Status:					
Transaction Date:		4/11/1995			
Inspection Date:		9/29/1993			
--- Details ---					
Label:					
Serial No.:					
PCB Type/Code:		Other waste			
Location:					
Item/State:					
No. of Items:					
Manufacturer:					
Status:		Stored for future use			
Contents:		0.00 KG			
+					
Label:					
Serial No.:					
PCB Type/Code:		Askarel			
Location:					
Item/State:					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
No. of Items: Manufacturer: Status: Destroyed / Treated Contents: 4.90 L + Label: Serial No.: PCB Type/Code: Askarel Location: Item/State: No. of Items: Manufacturer: Status: Destroyed / Treated Contents: 20.00 L + Label: Serial No.: PCB Type/Code: Other waste Location: Item/State: No. of Items: Manufacturer: Status: Unknown Contents: 28.12 KG + Label: Serial No.: PCB Type/Code: Askarel Location: Item/State: No. of Items: Manufacturer: Status: Destroyed / Treated Contents: 200.00 KG + Label: Serial No.: PCB Type/Code: Askarel Location: Item/State: No. of Items: Manufacturer: Status: Unknown Contents: 200.00 KG					
21	10 of 10	N/237.6	231.0	ENVIRONMENT CANADA 5TH FLOOR. FEDERAL BUILDING 269 MAIN ST. WINNIPEG MB R3C 1B2	NPCB
Company Code: U0040MAN Industry: ENVIRONMENT CANADA Site Status: Transaction Date: 7/9/1990 Inspection Date:					
22	1 of 1	SW/242.2	232.0	ELLERY BRODER	GEN

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance m</i>	<i>Elevation m</i>	<i>Site</i>	<i>DB</i>
				143 SMITH ST Winnipeg MB R3C 1J5	
<i>Registration NO:</i>		MBG07033			

Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
FUEL	BRENT BUSINESS SERVICES - PSF		Winnipeg MB	
FUEL	BRENT BUSINESS SERVICES		Winnipeg MB	
FUEL	BRENT BUSINESS SERVICES		Winnipeg MB	
FUEL	CANADIAN DC FACILITIES HOLDINGS INC		Winnipeg MB	
GEN	CROS-CAN INDUSTRIES LTD.-ST. MARY'S RD.	ST. MARY'S RD.	WINNIPEG MB	

Unplottable Report

Site: BRENT BUSINESS SERVICES - PSF
Winnipeg MB

Database:
FUEL

Permit NO: 25127
Expiry Date: 31-Dec-10
Facility Type: U/G

Lat/Long:
Comment:

Site: BRENT BUSINESS SERVICES
Winnipeg MB

Database:
FUEL

Permit NO: 25127
Expiry Date: 31Dec15
Facility Type: U/G

Lat/Long:
Comment:

Site: BRENT BUSINESS SERVICES
Winnipeg MB

Database:
FUEL

Permit NO: 25127
Expiry Date: 31-Dec-15
Facility Type: U/G

Lat/Long:
Comment:

Site: CANADIAN DC FACILITIES HOLDINGS INC
Winnipeg MB

Database:
FUEL

Permit NO: 34068
Expiry Date: 31-Dec-15
Facility Type: A/G

Lat/Long:
Comment:

Site: CROS-CAN INDUSTRIES LTD.-ST. MARY'S RD.
ST. MARY'S RD. WINNIPEG MB

Database:
GEN

Registration NO: MBG007151

Appendix: Database Descriptions

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

Automobile Wrecking & Supplies:

Private

[AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Certificates of Approval:

Provincial

[CA](#)

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

*Government Publication Date: 1988-Jun 2013**

Chemical Register:

Private

[CHEM](#)

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

Government Publication Date: 1997-Jul 2014

Enforcement Actions:

Provincial

[CONV](#)

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

Government Publication Date: Apr 1994-Mar 2008

Contaminated/Impacted Sites:

Provincial

[CS](#)

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

Government Publication Date: 1980-Apr 2015

Drill Holes:

Provincial

[DRL](#)

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

Government Publication Date: 1900-Jan 2015

Environmental Effects Monitoring:Federal [EEM](#)

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

*Government Publication Date: 1992-2007**

ERIS Historical Searches:Private [EHS](#)

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

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System:Federal [EIS](#)

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

*Government Publication Date: 1992-2001**

Federal Convictions:Federal [FCON](#)

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

*Government Publication Date: 1988-Jun 2007**

Contaminated Sites on Federal Land:Federal [FCS](#)

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

Government Publication Date: June 2000-Jul 2015

Fuel Storage Tanks:Provincial [FST](#)

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

*Government Publication Date: 1905-Feb 2003**

Bulk Fuel Distributors:Provincial [FUEL](#)

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

Government Publication Date: 2006-Feb 2015

Waste Generators Summary:

Provincial GEN

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

Government Publication Date: 1985-Sep 2012

Indian & Northern Affairs Fuel Tanks:

Federal IAFT

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

*Government Publication Date: 1950-Aug 2003**

Manure Storage Facilities:

Provincial MAST

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

Government Publication Date: Jul 1994-May 2012

Canadian Mine Locations:

Private MINE

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

*Government Publication Date: 1998-2009**

Mineral Occurrences:

Provincial MNR

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

Government Publication Date: 1961-May 2015

Manitoba Oil and Gas Wells:

Provincial MOGW

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

*Government Publication Date: 1951-May 2002**

National Analysis of Trends in Emergencies System (NATES):

Federal NATE

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

National Defence & Canadian Forces Fuel Tanks:

Federal

[NDFT](#)

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

Government Publication Date: Up to May 2001*

National Defence & Canadian Forces Spills:

Federal

[NDSP](#)

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

[NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

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

Government Publication Date: 1993-2013

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Sep 2015

Canadian Pulp and Paper:

Private

PAP

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

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

Inventory of PCB Storage Sites:

Provincial

PCB

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

*Government Publication Date: 1998-1999**

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

*Government Publication Date: 1920-Jan 2005**

Manitoba Pits and Quarries:

Provincial

PITS

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

Government Publication Date: 1994-May 2015

Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1998-Jul 2012

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private

SCT

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

*Government Publication Date: 1992-Mar 2011**

Manitoba Spills:Provincial [SPL](#)

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

Government Publication Date: Apr 2009-2012

Transport Canada Fuel Storage Tanks:Federal [TCFT](#)

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Mar 2007

Waste Disposal Site Inventory:Provincial [WDS](#)

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

*Government Publication Date: 1998**

Water Well Inventory:Provincial [WWIS](#)

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

Government Publication Date: 1880-Jul 2012

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor



Tracey Wright, B.E.S. is a Senior Environmental Scientist with the Environmental Due Diligence and Remediation group. Ms. Wright has conducted numerous Phase I Environmental Site Assessments, as well as Phase II Environmental Site Assessments and remediations. Ms. Wright received a Bachelor of Environmental Studies Degree from the University of Manitoba.

APPENDIX V
Photographs



Photo 1 – North elevation (right) of the Site Building.

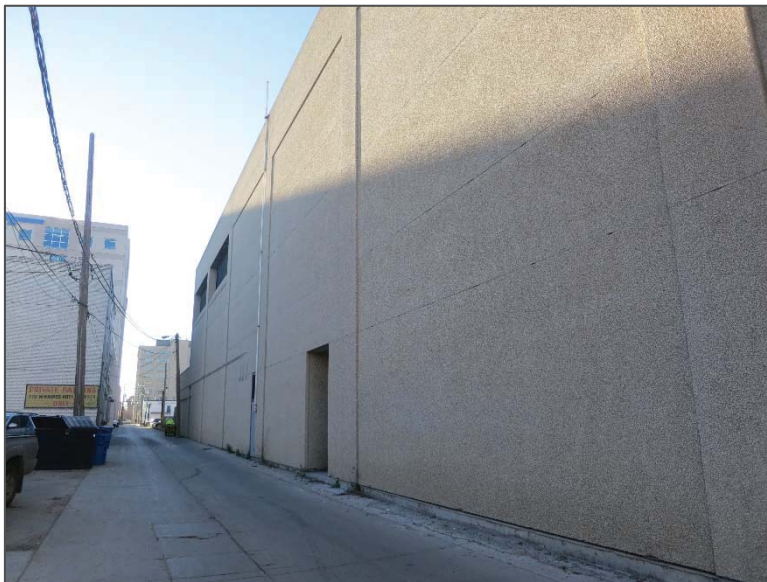


Photo 2 – East elevation of the Site Building.



Photo 3 – South elevation of the Site Building and parking lot.



Photo 4 – West elevation of the Site Building.



Photo 5 – 35,000 L AST on the exterior portion of the Site.



Photo 6 – First floor mechanical room (location of decommissioned UST) and diesel AST on the left.



Photo 7 – View of diesel AST (one of two) in a room off the third floor generator room.



Photo 8 – St. Mary Avenue and properties to the north of the Site.



Photo 9 – Back lane and properties to the east of the Site.



Photo 10 – Adjacent property to the south of the Site.



Photo 11 – Fort Street and property to the west of the Site.

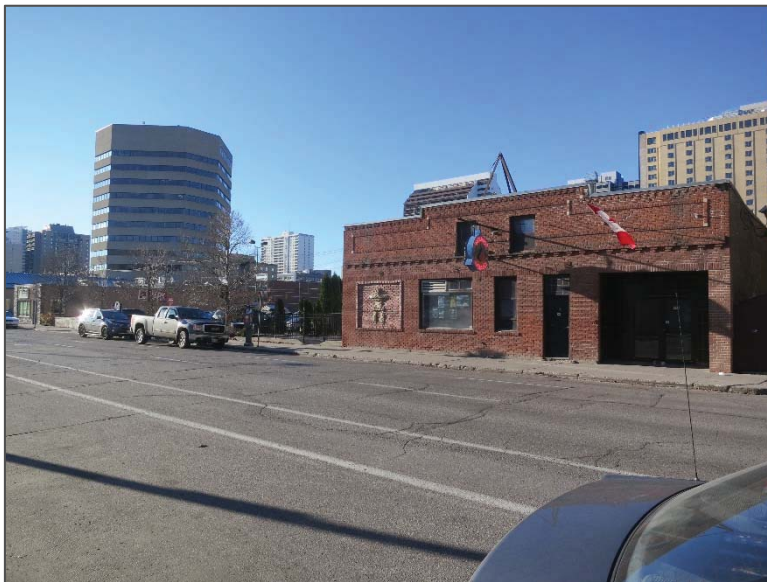


Photo 12 – Fort Street and additional property to the west of the Site.