

# MMM Group Limited



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**WINNIPEG TRANSIT GARAGE  
421 OSBORNE STREET  
WINNIPEG, MANITOBA**

**Prepared for:**  
City of Winnipeg, Transit Department

**Submitted by:**



July 2016 | 5516057-000

# Phase I Environmental Site Assessment

## Winnipeg Transit Garage 421 Osborne Street Winnipeg, Manitoba

Prepared For:

**City of Winnipeg, Transit Department**

Prepared By:

**MMM Group Limited**

**July 2016**

**5516057**

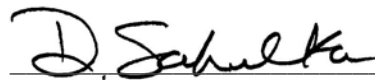
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Dated: July 26, 2016

## EXECUTIVE SUMMARY

The Winnipeg Transit Department currently owns the property at 421 Osborne Street which includes a City of Winnipeg Transit Garage that is used to conduct maintenance and repair of transit vehicles and an employee surface parking lot. The scope of services completed by MMM Group Limited (MMM), a WSP Global Company included conducting a Phase I Environmental Site Assessment (ESA) only of the surface parking lot located at 421 Osborne Street, of which the legal description is Lots 4 to 12 and partial lots 13 to 16, Block 5, Plan 301; Lots 4 to 8 and partial lots 9 to 11, Block 6, Plan 301; Lots 21 to 22 and partial lots 17 to 20, Block 11, Plan 319; Parcel E, Plan 49761; Lots 17 and 25, Plan 9757, herein referred to as the "North Subject Property" and of vacant land south of Brandon Avenue with legal description of Lots 9 to 11 and Lots 13 to 21, Block 6, Plan 1606, herein referred to as the "South Subject Property", both of which are collectively referred to as the "Site". The Phase I ESA was conducted for the City of Winnipeg Transit Department in support of due diligence of the Site. The purpose of the Phase I ESA was to evaluate the current and historical conditions of the Site and neighbouring properties to identify potential or actual sources of environmental contamination that may exist in connection with the Site and surrounding properties.

### Environmental Database/Records Review

Based on the historical information gathered during the Phase I ESA, the Site was developed prior to 1927. Since development, the North Subject Property has been occupied by the Canadian National Railway (CNR) until approximately 1968 when the City of Winnipeg developed the Winnipeg Transit Campus. Since, the North Subject Property has been utilized primarily as a parking lot for Winnipeg Transit Employees. The South Subject Property was partially utilized by the CNR yards, portions of which were residential and is currently vacant.

- Land titles indicate the City of Winnipeg has owned the North Subject Property since 1968, and acquired portions of the South Subject Property from 1990 to 2003. Land titles indicate that Canadian National Railway Co. (CNR) owned portions of the North Subject Property from as early as 1906 and portions of the South Subject Property from as early as 1931.
- Historical aerial photographs indicate that the North Subject Property was utilized as a portion of CNR Fort Rouge railyard from earlier than 1927 to 1968 and the South Subject Property was utilized as a portion of the CNR railyard in the west and residential in the east from earlier than 1927.
- The ERIS EcoLog listed the Site (421 Osborne Street) sixteen times on the following databases: Contaminated/Impacted Sites, ERIS Historical Searches, Fuel Storage Tanks, Bulk Fuel Distributors, Waste Generators Summary, National PCB Inventory, Manitoba Spills.

## Summary of Findings

The Phase I ESA has revealed evidence of areas of potential environmental concerns (APECs) associated with the Site. The following environmental and general concerns were identified:

- Use of the North Subject Property and portions of the South Subject Property as a railyard and freight car maintenance facility as identified from historical air photos, land titles and client documents.

## Recommendations

Based on the findings of the Phase I ESA, MMM recommends the following:

- Conduct a Phase II ESA to assess for potential sources of environmental contamination associated with historic and current rail yard activities conducted adjacent and on the Site respectively. Potential contaminants of concern to consider are; polycyclic hydrocarbons (PAHs), volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs) and metals.

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## GENERAL INFORMATION

### Site Location

421 Osborne Street  
Winnipeg, Manitoba R3L 2A2

### Client and Site Representatives

Mr. Tim VanDekerkhove  
Project Manager  
City of Winnipeg Transit Department

### Prime Consultant (Project Managers)

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**Site Visit Date:** May 26, 2016



## 1.0 INTRODUCTION

### 1.1 Objectives

The Winnipeg Transit Department currently owns the property at 421 Osborne Street which includes a City of Winnipeg Transit Garage that is used to conduct maintenance and repair of transit vehicles and an employee surface parking lot. The scope of services completed by MMM Group Limited (MMM), a WSP Global Company included conducting a Phase I Environmental Site Assessment (ESA) only of the surface parking lot located at 421 Osborne Street, of which the legal description is Lots 4 to 12 and partial lots 13 to 16, Block 5, Plan 301; Lots 4 to 8 and partial lots 9 to 11, Block 6, Plan 301; Lots 21 to 22 and partial lots 17 to 20, Block 11, Plan 319; Parcel E, Plan 49761; Lots 17 and 25, Plan 9757, herein referred to as the "North Subject Property" and of vacant land south of Brandon Avenue with legal description of Lots 9 to 11 and Lots 13 to 21, Block 6, Plan 1606, herein referred to as the "South Subject Property", both of which are collectively referred to as the "Site". The Phase I ESA was conducted for the City of Winnipeg Transit Department in support of due diligence of the Site. The purpose of the Phase I ESA was to evaluate the current and historical conditions of the Site and neighbouring properties to identify potential or actual sources of environmental contamination that may exist in connection with the Site and surrounding properties.

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

### 1.2 Scope of Work

The Phase I ESA carried out at the Site by MMM was conducted in general accordance with the Canadian Standards Association's (CSA) Phase I Environmental Site Assessment Standard CZ768-01 (R2012) and included the following:

- Records review, including but not limited to, publicly available land titles, aerial photographs, geological and topographic maps.
- Provincial government regulatory search.
- Interviews with personnel associated with the Site.
- A site visit, including observation of interior and exterior areas.
- Evaluation of information and preparation of this report.

A Phase I ESA does not typically include sampling or testing of air, soil, groundwater, surface water or building materials. At the time of the site visit, there was only one on-site building, a Storage Shed. The assessment for the potential presence of hazardous building materials at the Site was therefore based on a non-intrusive visual review as well as the age of the building

and associated components. A moisture damage and microbial contamination assessment was not conducted on the Storage Shed. An intrusive sampling investigation was not conducted. For this Phase I ESA, no additions to the CSA standard were made.

The site visit was conducted by Brian Moons, Biologist with MMM on May 26, 2016. The Site and readily visible and publicly accessible portions of adjoining and neighboring properties were observed for the presence of potential sources of environmental contamination. During the site visit, MMM was escorted by Mr. Tim VanDekerkhove, Project Manager, with the City of Winnipeg Transit Department. The Site Representative was interviewed during the course of the site visit to obtain information on the current and historic activities on the Site.

## **2.0 REGULATORY FRAMEWORK**

A Phase I ESA investigation involves the evaluation and reporting of existing information for the site property and associated buildings collected through records review, a site visit and interviews with person(s) knowledgeable of the current and former site activities. This includes an assessment for the potential presence of hazardous materials associated with site activities and/or building structures. Federal and provincial regulations, guidelines and codes of practice exist for hazardous materials and where applicable, are taken into account during the Phase I ESA investigation to determine appropriate conclusions and recommendations.

A Phase I ESA does not comprise a Hazardous Materials Survey or Designated Substances Survey, nor does it include a systematic review or audit of operational compliance issues, or of any environmental management systems which may exist for the site.

## **3.0 SITE DESCRIPTION**

### **3.1 Property Information**

The North Subject Property consists of approximately 0.46 ha (1.14 acres) and is zoned as C3 commercial. The South Subject Property consists of approximately 0.035 ha (0.09 acres) and is zoned as R1-M Single-Family Medium.

The ground surface at the North Subject Property is generally flat. Groundcover consists primarily of gravel with some patches of asphalt, concrete and landscaped areas and can be accessed from the south via Brandon Avenue and from the northeast via Osborne Street. The North Subject Property can also be accessed from the south by authorized City vehicles via the Southwest Rapid Transit Corridor.

The ground surface at the South Subject Property is generally flat. Groundcover consists primarily of manicured grass with some areas of concrete. It can be accessed via Brandon Avenue to the north, a public laneway to the east, south and west.

A site plan is presented in **Appendix A**.

## **3.2 On-Site Building and Structures**

The North Subject Property has one on-site building, a Storage Shed for landscaping equipment which was not accessed during the site visit. The building is approximately 25 m<sup>2</sup> and constructed of concrete half walls. The building exterior and roof are constructed of metal. The floor of the building is likely concrete. The South Subject Property does not contain any structures and is vacant.

## **3.3 Physical Setting**

### **3.3.1 Surface Water Drainage**

The North Subject Property surface is generally flat. Runoff follows the contours of the property, moving downslope from the center of the property towards the east and south. Surface water flowing east and south enters catch basins located on the parking lot that drain into the municipal stormwater system. The South Subject Property is also generally flat and runoff follows the contours of the properties, moving downslope from the center of the property towards the north and south where it enters catch basins located in the laneways and on Brandon Avenue that drain into the municipal stormwater system.

### **3.3.2 Soil and Surficial Geology**

The native soil on-site consists of Fort Garry Clay, a blackearth soil developed on fine textured sediments. Fort Garry Clay is imperfectly drained in nature and it overlays light grey to pale yellow sandy clay calcareous subsoil (Ehrlich et al., 1953). These soils were developed on offshore glaciolacustrine deposits of clay, silt and minor sand that were deposited in deep water, offshore in glacial Lake Agassiz. The deposits can be between 1 and 20 m thick (Matile, 2004).

### **3.3.3 Topography, Groundwater and Regional Drainage**

Review of the topographic map for the Site area (Natural Resources Canada, NTS 062H10) indicates the Site is located at approximately 230 m above sea level (masl) with a regional down gradient flow (anticipated shallow groundwater flow direction) to the northeast toward the Red River. Based on this information, anticipated groundwater flow is to the northeast.

It is important to note that local shallow groundwater flow direction can be affected by the presence of underground utility corridors and fill materials and may not necessarily reflect the regional or local groundwater flow or area topography.

### 3.3.4 Bedrock Geology

According to a geological map of Manitoba obtained through the Manitoba Geological Survey and Manitoba Energy and Mines, bedrock geology generally consists of the Red River Formation. This formation of the Ordovician period consists of dolomite and limestone and has a maximum thickness of 179 meters (Nicolas et al., 2010).

## 4.0 SUMMARY OF RECORDS REVIEWED

The records review included a search of information sources outlined in **Table 1** for the Site, immediately adjoining properties, and other neighbouring properties whose observed activities may result in the development of potential sources of environmental contamination.

**Table 1. Summary of Historical Records Resources**

Parameter	Reference
Aerial Photographs	National Air Photo Library (NAPL). Government of Canada. 1927. Canada Map Sales. Manitoba Sustainable Development. 1948, 1959, 1968, 1972, 1979, 1988, 1998. Bing™Image. July 2013. Accessed on June 6, 2016.
Land Titles	The Property Registry, Winnipeg, MB.
ECOLOG ERIS Environmental Database Search	ERIS EcoLog Report (20160531031). Received on June 6, 2016 & July 19, 2016.
Fire Insurance Plans	None available.
City Directories	None accessed.
Previous Environmental Reports	None provided.
Company Records	Transit Storage and Shop Facilities. Site Service: Existing Site Plan and Borehole Locations.
Geological and Geotechnical Reports	1. Ehrlich, W.A., Poyser, E.A., Pratt, L.E. and Ellis, J.H. 1953. Report of Reconnaissance Soil Survey of Winnipeg and Morris Map Sheet Areas. Manitoba Soil Survey, Soils Report No. 5.  2. Natural Resources Canada. 2013. Toporama – 062H14 – Winnipeg, Manitoba. Accessed on May 30, 2016.  3. Matile, G.L.D. 2004. Surficial Geology, Winnipeg, Manitoba; Geological Survey of Canada, Map 2055A; Manitoba Industry, Economic Development and Mines, Manitoba Geological Survey, Geoscientific Map MAP2003-7, scale 1:100,000.

Parameter	Reference
	4. Nicolas, M.P.B., Matile, G.L.D., Keller, G.R. and Bamburak, J.D. 2010. Phanerozoic geology of southern Manitoba; Manitoba Innovation, Energy and Mines, Manitoba Geological Survey, Stratigraphic Map SM2010-1,2 sheets, scale 1:600,000.
Environmental Infractions and Orders	Manitoba Sustainable Development Records Search. Requested on May 30, 2016.
Reportable Spill/Release Occurrences	Manitoba Sustainable Development Records Search. Requested on May 30, 2016.
Contaminated Sites	Manitoba Sustainable Development Records Search. Requested on May 30, 2016.
Environmental Approvals, Licenses, Registrations, and Permits	Manitoba Sustainable Development Records Search. Requested on May 30, 2016.
Underground and Aboveground Storage Tanks	Manitoba Sustainable Development Records Search. Requested on May 30, 2016.
Water Well Records	GW Drill Well Search Database. Manitoba Sustainable Development. Accessed on May 30, 2016.

## 5.0 DISCUSSION OF FINDINGS

### 5.1 Records Review

A records review of the Site was completed using a variety of information sources detailed in **Appendices C, D and E**, and summarized as follows:

- Land titles indicate the City of Winnipeg has owned the North Subject Property since 1968, and acquired portions of the South Subject Property from 1990 to 2003. Land titles indicate that Canadian National Railway Co. (CNR) owned portions of the North Subject Property from as early as 1906 and portions of the South Subject Property from as early as 1931.
- Historical aerial photographs indicate that the North Subject Property was utilized as a portion of CNR Fort Rouge railyard from earlier than 1927 to 1968 and the South Subject Property was utilized as a portion of the CNR railyard in the west and residential in the east from earlier than 1927.
- The ERIS EcoLog listed the Site (421 Osborne Street) sixteen times on the following databases: Contaminated/Impacted Sites, ERIS Historical Searches, Fuel Storage Tanks, Bulk Fuel Distributors, Waste Generators Summary, National PCB Inventory, Manitoba Spills.

### 5.1.1 Land Titles

The current land title documents were obtained from The Property Registry, Winnipeg, Manitoba. Current and historic land title documents are summarized below and copies can be found in **Appendix C**.

**Table 2. Details of Land Titles for North Subject Property**

Legal Description	Owners	Date of Registration	Title Number	Originating Title Number
All Those Portions Of Lots 29 And 30 Block 6, All Of Lots 37 To 43 Both Inclusive And All Those Portions Of Lots 44 To 53 Both Inclusive In Block 7, All Of Lots 1 To 21 Both Inclusive In Block 9, All Of Lots 1 To 18 Both Inclusive In Block 10, All Of Lots 21 To 26 Both Inclusive And All Those Portions Of Lots 17 To 20 Both Inclusive In Block 11, And All Those Portions Of Lots 23 To 26 Both Inclusive In Block 12 Plan 319 WLTO (W.Div.) Contained Within The Limits Of Plan 9757 WLTO In RL 29 And 31 Parish Of St. Boniface Exc: All Mines, Minerals, Mineral Oils, Petroleum, Gas, Coal, Gravel, And Valuable Stone In, Upon Or Under The Said Land, And The Right To Enter Upon And Remove The Same.	City of Winnipeg	July 6, 2006	2164865/1	B5806/1
All those portions of Lots Twenty-nine and Thirty in Block Six, all of Lots Thirty-seven to Forty-three both inclusive and all those portions of Lots Forty-four to Fifty-three, both inclusive, in Block Seven, all of Lots One to Twenty-two, both inclusive, in Block Nine, all of Lots One to Eighteen, both inclusive, in Block Ten, all of Lots Twenty-one to Twenty-six, both inclusive, and all those portions of lots Seventeen to Twenty, both inclusive, in Block Eleven, all those portions of Lots Twenty-three to Twenty-six, both inclusive, in Block Twelve, which lots are shewn on a plan of survey of part of Lots Twenty-nine and Thirty-one, of the Parish of Saint Boniface, registered in the Winnipeg Land Titles Office Winnipeg Division as No. 319, contained within the limits of plan a plan filed in the said office as No. 9757, excepting therefore all mines, minerals, mineral oils, petroleum, gas, coal, gravel, and valuable stone in, upon or under the said land, and the right to enter upon and remove the same.	Metropolitan Corporation of Great Winnipeg	April 26, 1968	B5806	184312 101822 101823 161384 165464
All Of Lots 19 To 26 Block 3, All Of Lots 22 To 26 Block 4, All Of Lots 1 To 12 And All Those Portions Of Lots 13 To 16 Block 5, All Of Lots 1 To 8 And All Those Portions Of Lots 9, 10 And 11 Block 6 Plan 301 WLTO (W Div)	City of Winnipeg	August 18, 2010	2391473/1	B5805/1

Legal Description	Owners	Date of Registration	Title Number	Originating Title Number
Contained Within The Limits Of Plan 9757 WLTO Exc All Mines Minerals Mineral Oils Petroleum Gas Coal Gravel And Valuable Stone In Upon Or Under The Said Land And The Right To Enter And Remove The Same In RL 28 Parish Of St Boniface.				
All of lots Nineteen to Twenty-six both inclusive, in Block Three, all of Lots Twenty-two to Twenty-six, both inclusive, in Block Four, all of Lots One to Twelve both inclusive, and all those portions of Lots Thirteen to Sixteen both inclusive, in Block Five, all of Lots One to Eight both inclusive, and all those portions of Lots Nine, Ten and Eleven in Block Six, which lots are shewn on a plan of survey of part of Lot Twenty-eight of the Parish of Saint Boniface, filed in the Winnipeg Land Titles Office, Winnipeg Division as No. 301, contained within the limits of a plan filed in the said office as No. 9757, excepting therefrom all mines, minerals, mineral oils, petroleum, gas, coal, gravel and valuable stone in, upon or under the said land, and the right to enter and remove the same.	Metropolitan Corporation of Great Winnipeg	April 26, 1968	B5805	101829 109672 161385
Lots One to Twenty both inclusive in Block Five, One to Twenty both inclusive in Block Six, and Lots One and Two in Block Seven, and those portions of Lots Three, Four, Five and Six in said Block Seven, and those portions of Lots One to Eleven, both inclusive in Block Eight, not taken for Right of Way of the Red River Valley Railway as shewn on a plan of said Right of Way filed in the Winnipeg Land Titles Office as No. 357, which lots are shewn on a plan of survey of part of Lot Twenty eight of the Parish of Saint Boniface registered in the Winnipeg Land Titles Office Winnipeg Division as No. 301.	The Canadian Northern Railway Company	November 27, 1907	101829	101819
Lots Nineteen to Twenty six both inclusive in Block Three, which lots are shewn on a plan of survey of part of Lot Twenty eight of the Parish of Saint Boniface registered in the Winnipeg Land Titles Office Winnipeg Division as No. 301.	The Canadian Northern Railway Company	May 14, 1908	109672	100529/2 136856
Lots Twenty two to Twenty six both inclusive in Block Four, which lots are shewn on a plan of survey of part of Lot Twenty eight of the Parish of Saint Boniface registered in the Winnipeg Land Titles Office Winnipeg Division as No. 301.	Canadian Northern Railway Company	April 10, 1911	161385	158279 211201

Legal Description	Owners	Date of Registration	Title Number	Originating Title Number
All those pieces or parcels of land known and described as follows: and being all the Land described in the Winnipeg Land Titles Office Transfer No 127617.	The Winnipeg Land Company Limited	November 27, 1907	101819	See attached title.
Lots 5 To 10 Block 5 Plan 1606 WLTO Exc All Mines Minerals Mineral Oils Petroleum Gas Coal Gravel And Valuable Stone, In Upon Or Under The Said Land And The Right To Enter And Remove The Same In RL 25, 26 And 27 Parish Of St Boniface	City of Winnipeg	August 18, 2010	<b>2391543/1</b>	B5807/1
Lots Five to Ten, both inclusive, in Block Five, which lots are shewn on a plan of survey of parts of Lots Twenty-five, Twenty-six, and Twenty-seven of the Parish of Saint Boniface, registered in the Winnipeg Land Titles Office as No. 1606, excepting therefrom all mines, minerals, mineral oils, petroleum, gas, coal, gravel and valuable stone, in, upon or under the said land, and the right to enter and remove the same.	Metropolitan Corporation of Great Winnipeg	April 26, 1968	B5807	109893 380424
Parcels A, B And E Plan 49761 WLTO Exc Out Of Said Parcel E: All Mines, Minerals, Mineral Oils, Petroleum, Gas, Coal, Gravel And Valuable Stone In, Upon Or Under The Said Land And The Right To Enter And Remove The Same In RL 25 To 27 Parish Of St Boniface	City of Winnipeg	January 22, 2016	<b>2823290/1</b>	2435912/1
Parcels A, B And E Plan 49761 WLTO Exc Out Of Said Parcel E: All Mines, Minerals, Mineral Oils, Petroleum, Gas, Coal, Gravel And Valuable Stone In, Upon Or Under The Said Land And The Right To Enter And Remove The Same In RL 25 To 27 Parish Of St Boniface	City of Winnipeg	March 16, 2010	2435912/1	1171922/1 1760759/1 2164864/1 2435892/1 2435896/1 2435901/1

**Bold** title number indicates current land titles.



**Table 3. Details of Land Titles for South Subject Property**

Legal Description	Owners	Date of Registration	Title Number	Originating Title Number
Lots 9, 13, 14, 15, 16, 17 and 18 Block 6 Plan 1606 WLTO in RL 25 to 27 Parish of St. Boniface	City of Winnipeg	February 5, 1997	<b>1485239/1</b>	637721/1
Being Lots One, Three, Seven, Eight And Nine, Lots Thirteen To Eighteen Both Inclusive And Lots Thirty-One, Thirty-Two, Thirty-Three And Thirty-Nine In Block Six, Which Lots Are Shewn On A Plan Of Survey Of Part Of Lots Twenty-Five To Twenty-Seven Of The Parish Of Saint Boniface, Registered In The Winnipeg Land Titles Office As No. 1606	Canadian National Railway Company	August 2, 1946	637721	455628
Lot 10 Block 6 Plan 1606 WLTO in RL 25 to 27 Parish of St. Boniface	City of Winnipeg	March 4, 2003	<b>1940363/1</b>	E29241/1
Lot 11 Block 6 Plan 1606 WLTO in RL 25 26 and 27 Parish of St. Boniface	City of Winnipeg	August 3, 1990	<b>1171921/1</b>	B19864/1
Lots 19, 20 and 21 Block 6 Plan 1606 WLTO in RL 25 to 27 Parish of St. Boniface	City of Winnipeg	February 5, 1997	<b>1485244/1</b>	452680/1
Being Lots Thirty Four, Thirty Six, Thirty Seven, Forty Three, Forty Four And The Most Easterly Forty Three Feet In Depth Of Lot Thirty Five In Block Three Lot Twenty Six In Block Four Lots Nineteen To Twenty Eight Both Inclusive In Block Six Lots Twelve, Thirteen, Twenty Three, Fifty One, Fifty Two And Fifty Three In Block Seven Excepting Out Of Said Lot Fifty Three The Most Easterly Nine Feet In Width Thereof And Lots Nine And Forty Two In Block Eight Which Lots Are Shewn On A Plan Of Survey Of Part Of Lots Twenty Five To Twenty Seven Of The Parish Of Saint Boniface Registered In The Winnipeg Land Titles Office As No. 1606	Canadian National Railway Company	March 16, 1931	452680	430276 430582 430593 431069 431150 431789 431149 431350 435409 431973

**Bold** title number indicates current land titles.

MMM did not perform a historical title search back to Crown ownership due to the large amounts of titles that were combined (e.g., Title number 101819 originating from forty-two separate titles).

### 5.1.2 Aerial Photographs

Selected aerial photographs obtained from the National Air Photo Library (NAPL) and Canada Map Sales including the dates 1927, 1948, 1959, 1968, 1972, 1979, 1988, and 1998 were reviewed to determine former land use at the Site (**Appendix D**). A Bing Maps™ image dated 2013 was also reviewed. A descriptive summary of the aerial photography for the Site is as follows:

1927 – Two structures exist on the North Subject Property. Rail tracks are located in southern portion of the North Subject Property and appear to connect to the structures. According to a drawing provided by the City, the large structure on-site is a Freight Car Repair Shop. The north, south and western adjacent properties are all part of CNR operations and include a rail yard to the west and south and further maintenance buildings including a motive power building and roundhouse. The residential neighbourhood of Lord Roberts is located adjacent to the east and houses and roads are already in existence. The South Subject Property appears to be a part of the CNR railyard in the southwestern most corner of the property. Residential houses have been constructed along Brandon Avenue to the north. The adjacent properties are primarily residential to the south and east.

1948 – The North Subject Property and surrounding neighbouring properties remain relatively unchanged. The South Subject Property appears to be primarily vacant where the former railyard activity had occurred. Residential houses remain along Brandon Avenue on the north side of the property. Surrounding properties remain relatively unchanged.

1959 – The Freight Car Repair Shop has been demolished on the North Subject Property. Rail tracks remain throughout the property and one large structure exists on the western boundary. Further residential houses have been constructed to the east and southeast. The South Subject Property remains relatively unchanged.

1968 – One structure remains on the North Subject Property along the western boundary. The rail tracks have been removed from the property. The CNR maintenance sheds, buildings and shops to the north of the property have been demolished and some foundations and/or walls remain. The railyard remains to the west and residential properties remain to the east and southeast. The South Subject Property remains relatively unchanged.

1972 – One large structure remains on the North Subject Property and a smaller, narrow structure is located along the western boundary at the southeast corner of the large structure. The majority of the Northern Subject Area appears to be a throughway for transit bus passage along the north and east and parking lot in the southern portion. Winnipeg Transit has constructed their campus and includes their two transit bus maintenance garage and offices to the north and east. The railyard remains to the west and residential houses remain to the south and southeast. The South Subject Property remains relatively unchanged.

1979 – The North Subject Property appears relatively unchanged with the exception of stored equipment and vehicles. The South Subject Property has had all structures removed. The remaining structure is a house located at 566 Brandon Avenue.

1988 – The Site and surrounding neighbouring properties appear relatively unchanged.

1998 – The remaining large CNR structure has been demolished and the North Subject Property is being used primarily for parking. There appears to be a small storage area in the southern portion of the property. The railyard remains to the west and a designated roadway is located along the southern boundary of the Site and appears to provide access to the railyard facility. Via Rail Canada has constructed their maintenance building on the railyard. The remaining surrounding neighbouring properties and South Subject Property appear relatively unchanged.

2013 – The North Subject Property appears relatively unchanged. Storage of SeaCans and building materials can be seen in the southern portion of the Site. Winnipeg Transit’s garage has been constructed to the south of the Site and the Southwest Rapid Transit Corridor has been constructed adjacent to the Site along its western boundary. Storage of traffic signs, waste disposal bins and other maintenance materials is stored adjacent to the transit garage to the north. The Via Rail building and railyards remain opposite the transitway from the Site. The remaining surrounding properties appear to be relatively unchanged. The South Subject Property remains relatively unchanged.

### 5.1.3 EcoLog ERIS Database Search

An ERIS EcoLog database search (**Appendix E**) of the Site and surrounding properties (0.25 km) revealed that the Site and neighbouring properties are currently registered on the following searchable databases:

**Table 4. Summary of ERIS EcoLog Registrations**

Database	Number of Listings for the Site	Number of Listings for the Surrounding Properties	Comments
Contaminated/Impacted Sites	1	3	421 Osborne Street listed on-site. Via Rail Canada at 569 Brandon Avenue and City of Winnipeg at 370 Daly Street listed for surrounding properties.
ERIS Historical Searches	1	-	Historical search conducted for 421 Osborne Street.
Fuel Storage Tanks	1	2	421 Osborne Street listed on-site. Via Rail Canada at 569 Brandon Avenue listed for surrounding property.

Database	Number of Listings for the Site	Number of Listings for the Surrounding Properties	Comments
Bulk Fuel Distributors	5	3	421 Osborne Street listed on-site. Via Rail Canada at 569 Brandon Avenue listed for surrounding property.
Waste Generators Summary	6	12	421 Osborne Street listed on-site. Via Rail Canada at 569 Brandon Avenue, J-Max Auto Body Service at 614 Lorette Avenue, Electra Sign at 398 Daly Street, Mobile Brake and Clutch at 620 Lorette Avenue, Corrado's Mobile at 611 Lorette Avenue, Beacon Auto Electric at 607 Lorette Avenue listed for surrounding properties.
National PCB Inventory	2	1	421 Osborne Street listed on-site. Via Rail Canada at 569 Brandon Avenue listed for surrounding property.
Scott's Manufacturing Directory	-	1	Electra Sign at 398 Daly Street listed as surrounding property.
Manitoba Spills	2	2	421 Osborne Street listed on-site. 569 Brandon Avenue (Via Rail Canada) and 572 Dudley Avenue listed for surrounding properties.
Water Well Inventory	-	1	One production well listed for surrounding properties. Location is not correct according to the remarks in the EcoLog, it states location is River Lot 0999 in Parish of R.C. Mission. Completed in 1939.

#### 5.1.4 Regulatory Agency Files and Databases

A request was made to Manitoba Sustainable Development (MSD) on May 30, 2016 for the North Subject Property and on July 11, 2016 for the South Subject Property, for a search of their databases for any reported information regarding spills, environmental infractions, hazardous wastes, listing on a contaminated sites registry and/or any remediation actions pertaining to the Site. The response received on June 28, 2016 for the North Subject Property indicates the following:

- Hazardous waste generator (Operation name: City of Winnipeg):
  - Paint/paint related material, used oil, diesel fuel, batteries (wet, filled with acid), PCBs, toluene, chromium, NiCad batteries.
- Petroleum Storage Site (Operation ID 15804; Site Code 12205):
  - 3 x 45,460 liters of overhead tanks from 1969 to 2008.
  - 1 x 4,545 liters of overhead tank from 1969 to 2008.
  - 1 x 13,635 litres of overhead tank from 1969 to 1997.

- 1 x 9,090 litres of overhead tank from 1969 to 1997.
  - 1 x 22,730 litres of overhead tank from 1969 to 2008.
  - 1 x 25,000 litres of underground tank from 1986 to 2002.
  - 1 x 25,000 litres of aboveground tank from 2001 to 2008.
  - 3 x 50,000 litres of overhead tanks installed in 2007.
  - 3 x 50,000 litres of ULC 601 tanks installed in 2014.
  - 3 x 50,000 litres of overhead tanks installed in 2015.
- Environmental incident report:
- October 15, 2010: 40 litre fuel spill; captured at spill location and within oil/water separator.
  - June 13, 2009: 40 litre fuel spill; captured at spill location with Sorbal.
  - October 18, 2004: 723 gallon diesel fuel spill; spill contained to tripe system catch basin; some spillage may have entered City sewer system.
- Contaminated site file (Operation number 46432 to City of Winnipeg Bus Rapid Transit):
- Former Fort Rouge Yards.
  - This site is not a designated contaminated or impacted site pursuant to *The Contaminated Sites Remediation Act*.

A copy of this report can be found in **Appendix D**.

The response has yet to be received for the South Subject Property and will be forwarded on to the City upon receipt.

### **5.1.5 Water Well Database Search**

Refer to Section 5.7.4.

### **5.1.6 Previous Environmental Reports**

No previous environmental reports were provided for review.

### **5.1.7 Company Records**

The Site Representative provided MMM with a drawing of the campus buildings overlain the previous CNR site dated September 15, 1966. The drawings show two structures located on-site including Freight Car Repair Shop and an unnamed structure.

## **5.2 Current Site Operations**

The North Subject Property is currently used as an employee paid parking lot for Winnipeg Transit. It also includes areas of refuse storage of domestic waste and metal for removal and temporary storage of fill materials. The property is used for passage of transit buses accessing the maintenance garages and the Southwest Rapid Transit Corridor. Portions of the property are utilized by other City departments including Winnipeg Police Service and Traffic Services. The South Subject Property is vacant, maintained green space.

## **5.3 Waste Generation and Storage**

### **5.3.1 Solid Waste**

Solid waste generated in neighbouring adjacent maintenance garages and offices is collected in refuse bins located on the northern boundary of the North Subject Property and is removed by Progressive Waste Solutions on a weekly basis. Metal waste is removed from the North Subject Property by Gerdau Manitoba Metallics on an as needed basis. Solid waste is not generated on the South Subject Property.

### **5.3.2 Sewage Waste**

No sewage wastes are generated on Site.

### **5.3.3 Drains and Sumps**

Catch basins were observed on the concrete portions of the North Subject Property and it was reported that they drained directly to the City of Winnipeg sewer system. It was reported that the neighbouring Winnipeg Transit garages to the north and south had in-floor drains and oil-grit separators. The South Subject Property has curb catch basins along the northern site boundary and catch basins in the laneways to the south, east and west.

### **5.3.4 Air Discharges and Odours**

No air discharges or odours were observed at the time of the site visit.

## **5.4 Fuel and Chemical Storage**

### **5.4.1 Underground Storage Tanks (USTs)**

No evidence of the existence of USTs was observed by the presence of vent pipes, fill pipes or access ways on-site at the time of the site visit. It was reported that no USTs exist on-site.

## **5.4.2 Aboveground Storage Tanks (ASTs)**

No evidence of ASTs was observed on-site at the time of the site visit.

## **5.5 Other Storage Containers**

No other storage containers were observed on-site. A flammable liquid storage cabinet was observed along the eastern boundary of the North Subject Property. It was not accessible during the site visit, however; it appeared in good condition and was located on concrete and is unlikely to pose an environmental concern to the Site.

## **5.6 Building Structure, Systems and Equipment**

### **5.6.1 Exterior/Interior Structure**

The following observations were noted during the site visit:

- The Storage Shed appeared to be in good operational condition.

### **5.6.2 Heating and Cooling Systems**

No heating or cooling systems were observed on-site.

### **5.6.3 Hydraulic Equipment**

No hydraulic equipment (hoists, elevators, carts) was observed on-site during the site visit. Hydraulic hoists were observed in the neighbouring transit garage adjacent to the north.

## **5.7 Exterior Site Observations**

### **5.7.1 Stressed or Stained Vegetation**

No stressed or stained vegetation was observed on-site at the time of the site visit.

### **5.7.2 Surface Stains**

No surface staining was observed on-site at the time of the site visit. However, MMM was unable to fully delineate potential staining on the North Subject Property due to the presence of parked vehicles blocking field of view for observations of staining.

### **5.7.3 Fill Materials**

One small pile of sand and three small piles of crushed limestone were observed in the southwest corner of the North Subject Property. The surface of the North Subject Property consists of a mixture of gravel and reclaimed asphalt pavement from road resurfacing work. Aerial photographs indicate the property had been part of the CN Fort Rouge railyard and therefore it is unknown whether fill exists beneath the current gravel and asphalt fill.

### **5.7.4 Wells**

Abandoned or existing water wells were not observed at the time of the site visit. A water well database search was conducted on May 30, 2016, through MSD's GWDrill program for the Site. No registered water wells were identified on the Site. One groundwater well was identified in the ERIS EcoLog report located within 0.25 km of the Site. The presence of groundwater wells in the vicinity of the Site indicates that groundwater is present within the area.

### **5.7.5 Pits and Lagoons**

No artificial pits or lagoons utilized for wastewater disposal and/or treatment were observed on-site or on adjacent properties at the time of the site visit.

### **5.7.6 Watercourses, Ditches or Standing Water**

No watercourses or ditches were observed at the time of the site visit. Standing water was limited to small puddles formed from the previous days precipitation and not significant in nature. The Red River is located approximately 570 m northeast of the Site.

### **5.7.7 Roads, Parking Facilities and Railway Rights-of-Way**

The North Subject Property can be accessed from the south via Brandon Avenue and from the northeast via Osborne Street. The Site can also be accessed from the south by authorized City vehicles via the Southwest Rapid Transit Corridor. It is utilized primarily for employee parking.

Via Rail Canada and CN Railway operate a yard to the west of the Site, opposite the Southwest Rapid Transit Corridor.

The South Subject Property is accessible via public laneways to the east, south and west and Brandon Avenue to the north.



## **5.8 Hazardous Building Materials**

### **5.8.1 Asbestos-Containing Materials (ACMs)**

Asbestos is a commercial term given to six naturally occurring minerals that are incombustible and separable into fibers. The fibers are strong, durable and resistant to heat and fire and are long, thin and flexible, enabling them to be woven into cloth. These qualities have resulted in the wide use of asbestos in commercial, industrial, automotive and building materials. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Although the common use of friable (hand pressure crumbles the material easily) ACMs in construction generally ceased voluntarily in the mid-1970s it was not until the mid to late 1980s that ACMs use was banned through legislation. Inhalation of asbestos fibers can result in deleterious health effects.

Based on the anticipated age of the Storage Shed (early 1980s) and its use, it is unlikely that ACMs are present. However, the shed was not accessed during the site visit.

### **5.8.2 Polychlorinated Biphenyls (PCBs)**

PCBs were widely used as coolants and lubricants for electrical equipment from the 1930s to the 1970s. Historically, PCBs were used in transformers and capacitors, and in such industrial materials as sealing and caulking compounds, inks and additives of paint. The only remaining uses of PCBs in Canada are in electrical transformers and capacitors existing in Canada before July 1, 1980, and in certain other "closed-use equipment" (specifically heat transfer equipment, hydraulic equipment and vapour diffusion pumps) that were in Canada before September 1, 1977. PCB containing equipment must now be taken out of service prior to regulatory deadlines.

Based on the anticipated age of the Storage Shed (early 1980s), it is unlikely that PCBs are present on-site. However, the shed was not accessed during the site visit.

### **5.8.3 Lead-Based Materials**

Sources of lead in buildings include lead paint that was used during building construction prior to 1976 and lead-based water pipes and lead-solder joints on copper pipes that were primarily utilized in building construction between 1930 and 1986. Lead from paint, chips and dust can pose health hazards, especially in young children.

Based on the anticipated age of the Storage Shed (early 1980s) and the condition of its exterior finish, it is unlikely that lead-based materials are present on-site. However, the shed was not accessed during the site visit.

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

UFFI use was banned in Canada in 1980. Prior to the ban, UFFI was utilized as an insulation product in houses from the mid to late 1970s. It should be noted that commercial and industrial buildings do not commonly contain UFFI.

Based on the anticipated age of the Storage Shed (early 1980s) and its use, it is unlikely that UFFI is present on-site. However, the shed was not accessed during the site visit.

#### **5.8.5 Ozone Depleting Substances (ODSs)**

Ozone-depleting substances (ODS) were commonly found in refrigeration and air conditioning equipment manufactured prior to 1998.

Potential sources of ODS were not observed during the site visit.

### **5.9 Special Attention Items**

#### **5.9.1 Radon Gas**

Radon is a colourless, odorless, tasteless, radioactive gas that occurs naturally in the environment from the natural breakdown of uranium in bedrock or unconsolidated deposits that contains marine black shale, granite, or phosphatic rocks. Radon is a demonstrated human carcinogen with exposure associated with an increased risk of lung cancer. The annual average outdoor concentration of radon is very small. However, radon can enter buildings directly from the soil through the lowest level that is in contact with the ground. High levels of radon in the water supply (generally a private well) can also increase indoor radon concentrations. Typical entry points of radon into buildings are cracks in solid foundations, construction joints, cracks in walls, gaps in suspended floors, gaps around service pipes, cavities inside walls, and the water supply. Radon may accumulate in low-lying areas of a building posing a risk to individuals who spend more than four hours per day in that area.

The on-site building did not contain a basement or crawlspace and it is therefore unlikely that radon gas would pose a concern. However, no samples were taken as part of this study to confirm the presence of radon gas.

#### **5.9.2 Microbial Contamination (Mould) and Indoor Air Quality**

Moisture problems associated with building design, construction and aging can lead to the growth of mould in indoor environments. Water staining and water damage are often indicators of the potential for mould growth that can lead to adverse health issues. Elimination of mould and mould spores is very difficult; the best way to control mould is through moisture control. Only readily accessible areas were assessed for mould issues during this investigation.

The Storage Shed was not accessed during the site visit, however due to its construction and use it is unlikely mould would pose a concern for indoor air quality.

Other potential sources of mould were not identified at the time of the site visit.

### **5.9.3 Electromagnetic Fields (EMFs)**

Power transmission lines and electrical substations are common sources of EMFs. Human health risks associated with exposure to EMFs are being investigated by Health Canada. Currently, Canada does not have any national, territorial or provincial standards or guidelines related to EMFs.

No potential sources of EMFs were observed on, or adjacent to the Site.

### **5.9.4 Noise and Vibration**

Human health effects from noise and vibration are varied and are based on the characteristics of the noise/vibration, length of exposure and the susceptibility of the exposed individual.

No noise or vibrations were detected at the time of the site visit. However, the Southwest Rapid Transit Corridor and railyard located to the west of the North Subject Property may create noise and vibration during train and bus passage.

### **5.9.5 Interior Surface Stains**

No buildings were accessed during the site visit.

## **5.10 Adjoining Property Information**

A summary of the current and historic activities conducted on neighbouring properties is presented below in **Table 5**. Information regarding adjoining properties was collected from observations during the Site visit and from a historical records review.

**Table 5. Current and Historic Activities Conducted on Neighbouring Properties**

Property 1	Description
Address:	421 Osborne Street
Direction From Site:	North and east
Relation to Property:	Adjacent to North Subject Property
Occupant Name and Current Activities:	City of Winnipeg Transit Garages; all manners of transit bus maintenance and repair.
Historical Activities:	Canadian National Railway; buildings included car and storm window storage, a coach shop and garages including locomotive engine maintenance.
Potential Environmental Concerns:	Due to the anticipated groundwater flow to the northeast, this property is unlikely to pose an environmental concern to the Site.
Property 2	
Address:	N/A
Direction From Site:	West
Relation to Property:	Adjacent to North Subject Property
Occupant Name and Current Activities:	Southwest Rapid Transit Corridor
Historical Activities:	Portion of CNR Fort Rouge railyard
Potential Environmental Concerns:	Due to the historical land use and long term time frame of use as an industrial railyard, this property may pose an environmental concern to the Site.
Property 3	
Address:	569 Brandon Avenue
Direction From Site:	West
Relation to Property:	Opposite Transitway
Occupant Name and Current Activities:	VIA Rail Canada; active railyard and maintenance/storage CNR Fort Rouge railyard; active railyard
Historical Activities:	CNR Fort Rouge railyard
Potential Environmental Concerns:	Due to the historical land use and long term time frame of use as an industrial railyard, this property may pose an environmental concern to the Site.

Property 4	
Address:	615 Brandon Avenue
Direction From Site:	South
Relation to Property:	Adjacent to North Subject Property
Occupant Name and Current Activities:	Winnipeg Transit; transit bus storage and cleaning
Historical Activities:	Historically, site was part of CNR Fort Rouge railyard
Potential Environmental Concerns:	Due to the historical land use and long term time frame of use as an industrial railyard, this property may pose an environmental concern to the Site.
Property 5	
Address:	566 Brandon Avenue
Direction From Site:	Southeast
Relation to Property:	Adjacent to South Subject Property
Occupant Name and Current Activities:	Residential
Historical Activities:	Residential
Potential Environmental Concerns:	Due to the historical land use as residential, it is unlikely to pose an environmental concern to the Site.

## 5.11 Client Specific Requests

No client specific items were requested for this Phase I ESA.

## 6.0 SUMMARY OF FINDINGS

The Phase I ESA has revealed evidence of areas of potential environmental concerns (APECs) associated with the Site. The following environmental and general concerns were identified:

- Use of the North Subject Property and portions of the South Subject Property as a railyard and freight car maintenance facility as identified from historical air photos, land titles and client documents.

## 7.0 RECOMMENDATIONS

Based on the findings of the Phase I ESA, MMM recommends the following:

- Conduct a Phase II ESA to assess for potential sources of environmental contamination associated with historic and current rail yard activities conducted adjacent and on the Site respectively. Potential contaminants of concern to consider are; polycyclic hydrocarbons (PAHs), volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs) and metals.

## 8.0 ASSESSOR QUALIFICATIONS

Mr. Brian Moons, B.Sc., is a Biologist with the Environmental Management department at MMM. Mr. Moons holds an undergraduate degree in Biological Sciences specializing in Ecology and Environmental Biology. He is competent in completing site assessments, historical data research and compiling reports for Phase I ESA projects in Manitoba and Alberta.

Ms. Danette Sahulka, M.Sc., P.Ag., is a Senior Ecologist and Project Manager with the Environmental Management department at MMM. She has more than 15 years of experience completing Phase I and II ESAs for residential, commercial and industrial developments in western Canada. These projects have included planning and conducting site assessments, writing and compiling ESA reports and providing senior technical review and quality assurance and quality control review of ESA data and reports. Ms. Sahulka is a member in good standing with the Manitoba, Saskatchewan and Alberta Institutes of Agrologists.

Mr. Darren Keam, M.Sc., P.Ag., is a Senior Soil Scientist and Senior Project Manager with the Environmental Management (EM) department at MMM. He has more than 20 years of experience in agriculture and environmental management and more than 15 years in conducting and managing Phase I and II ESA projects. Mr. Keam leads EM opportunities, including Phase I and II ESA planning, site assessments and investigations and data analysis as well as providing senior technical review and quality assurance and quality control review of ESA data and reports. Mr. Keam is a member in good standing with the Manitoba, Saskatchewan and Alberta Institutes of Agrologists.

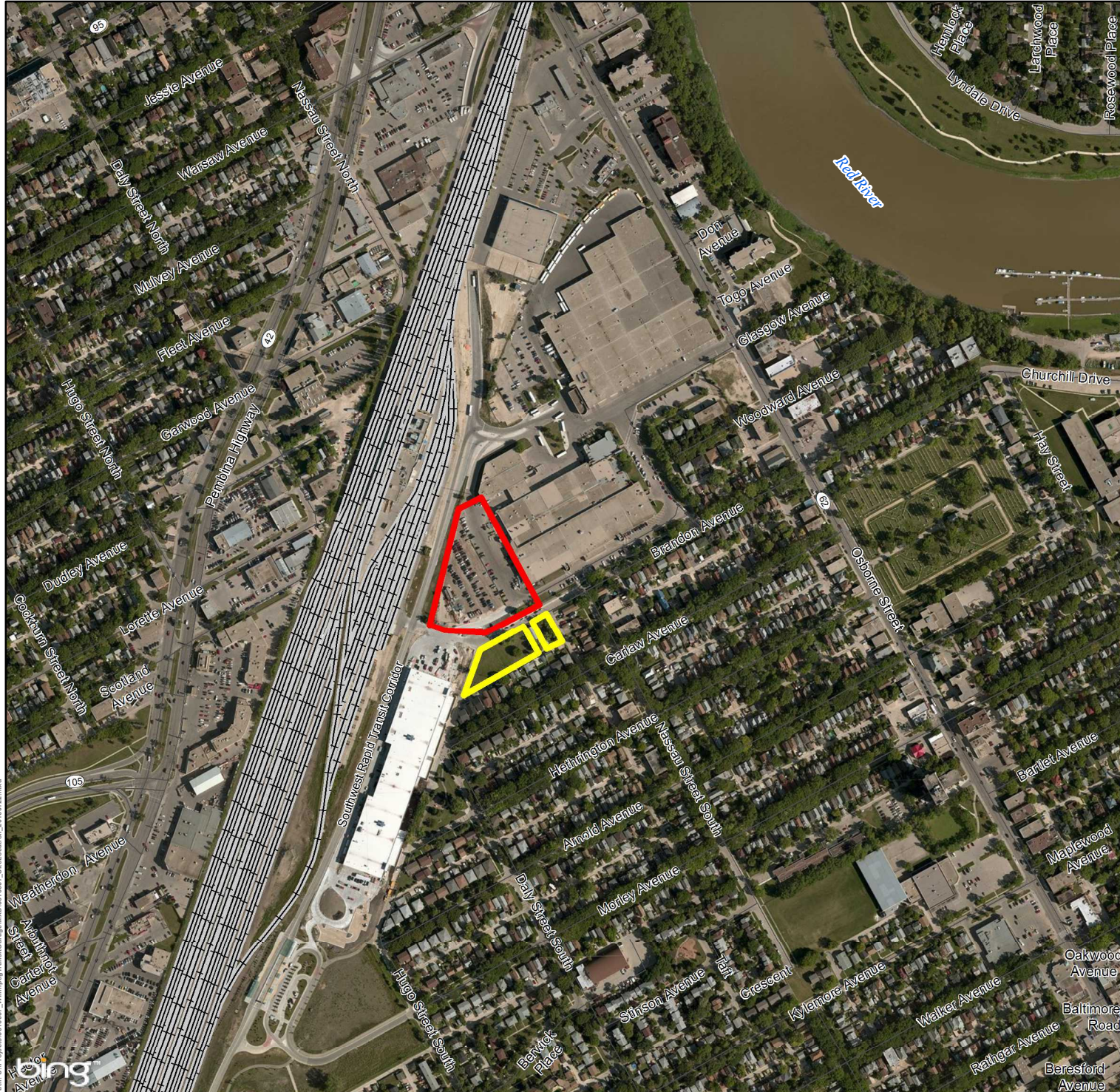
## 9.0 STANDARD LIMITATIONS

Standard limitations are presented in **Appendix F** as they apply to this report.

This report has been prepared for use by the City of Winnipeg in accordance with generally accepted environmental investigation practices at the time of the assessment within the scope suggested by Canadian Standard Association's *Phase I Environmental Site Assessment* document (CZ-768-01 [R2012]).





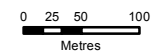


## Winnipeg Transit Garage Phase I ESA

### Legend

- Northern Subject Property
- Southern Subject Property
- Road
- Railway Line

Coordinate System: NAD 83, UTM Zone 14N  
 Data Source: Bing, MMM, Geogratis  
 Date Created: June 06, 2016  
 Revision Date: July 22, 2016



**FIGURE 1**  
**421 Osborne Street, Winnipeg**  
**Site Location**







Photo 1. View of the North Subject Property looking north.



Photo 2. View of the North Subject Property looking south.



Date Taken: May 26, 2016

Client: City of Winnipeg

Taken by: BMoons

Project No.: 5516057

Location: Winnipeg, MB



Photo 3. Waste disposal location adjacent to transit garage.



Photo 4. Storage of traffic services equipment and maintenance supplies. Note Storage Shed.



Date Taken: May 26, 2016

Client: City of Winnipeg

Taken by: BMoons

Project No.: 5516057

Location: Winnipeg, MB



Photo 5. Flammable liquid storage cabinet lock box adjacent to Storage Shed.



Photo 6. Storage area adjacent to transit garage; northern portion of North Subject Property.



Date Taken: May 26, 2016

Client: City of Winnipeg

Taken by: BMoons

Project No.: 5516057

Location: Winnipeg, MB



Photo 7. Southern portion of North Subject Property. Note aggregate fill piles.



Photo 8. Storage of metal posts along southern boundary of North Subject Property.



Date Taken: May 26, 2016

Client: City of Winnipeg

Taken by: BMoons

Project No.: 5516057

Location: Winnipeg, MB



Photo 9. Abandoned bollard and cap located on southern portion of the North Subject Property.



Photo 10. Transit storage and wash facility adjacent to the south of the North Subject Property.



Date Taken: May 26, 2016

Client: City of Winnipeg

Taken by: BMoons

Project No.: 5516057

Location: Winnipeg, MB





Photo 11. Residential house remaining adjacent to South Subject Property.



Photo 12. VIA Rail Canada maintenance building opposite Southwest Rapid Transit Corridor as seen in foreground.



Date Taken: May 26, 2016

Client: City of Winnipeg

Taken by: BMoons

Location: Winnipeg, MB

Project No.: 5516057



## STATUS OF TITLE

Title Number **2164865/1**  
Title Status **Accepted**  
Client File **5516057-000-142**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

ALL THOSE PORTIONS OF LOTS 29 AND 30 BLOCK 6, ALL OF LOTS 37 TO 43 BOTH INCLUSIVE AND ALL THOSE PORTIONS OF LOTS 44 TO 53 BOTH INCLUSIVE IN BLOCK 7, ALL OF LOTS 1 TO 21 BOTH INCLUSIVE IN BLOCK 9, ALL OF LOTS 1 TO 18 BOTH INCLUSIVE IN BLOCK 10, ALL OF LOTS 21 TO 26 BOTH INCLUSIVE AND ALL THOSE PORTIONS OF LOTS 17 TO 20 BOTH INCLUSIVE IN BLOCK 11, AND ALL THOSE PORTIONS OF LOTS 23 TO 26 BOTH INCLUSIVE IN BLOCK 12 PLAN 319 WLTO (W.DIV.) CONTAINED WITHIN THE LIMITS OF PLAN 9757 WLTO IN RL 29 AND 31 PARISH OF ST.BONIFACE  
EXC: ALL MINES, MINERALS, MINERAL OILS, PETROLEUM, GAS, COAL, GRAVEL, AND VALUABLE STONE IN, UPON OR UNDER THE SAID LAND, AND THE RIGHT TO ENTER UPON AND REMOVE THE SAME.

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

### 2. ACTIVE INSTRUMENTS

Instrument Type:	<b>Mechanics Lien</b>
Registration Number:	<b>253582/1</b>
Instrument Status:	<b>Verified</b>
Registration Date:	1978-07-06
From/By:	NUMBER TEN ARCHITECTURAL GROUP
Against:	THE CITY OF WINNIPEG
Amount:	\$25,704.12
Notes:	No notes
Description:	No description

Instrument Type: **Caveat**  
Registration Number: **3315051/1**  
Instrument Status: **Accepted**

Registration Date: 2006-07-06  
From/By: MTS ALLSTREAM INC.  
To:

Amount:  
Notes: LOTS 29&30 WTN PL 45230  
Description: EASEMENT

**3. ADDRESSES FOR SERVICE**

CITY OF WINNIPEG LAW DEPT.  
510 MAIN STREET  
WINNIPEG MB  
R3B 1B9

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

B5806/1            All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Request Electronic Title Conversion**  
Registration Number: **3315048/1**

Registration Date: 2006-07-06  
From/By: THE CITY OF WINNIPEG  
To:  
Amount:

## 10. LAND INDEX

Lot 7 Block 9 Plan 319 -  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 29 Block 6 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 30 Block 6 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 37 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 38 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 39 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 40 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 41 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 42 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 43 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 44 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 45 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 46 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 47 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 48 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 49 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 50 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 51 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 52 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 53 Block 7 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 1 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 2 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 3 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 4 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 5 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 6 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 10 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 11 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 12 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 13 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 14 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 15 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 16 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 17 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 18 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 19 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 20 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 21 Block 9 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 1 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 2 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 3 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 4 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 5 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 6 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 7 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 8 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 9 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 10 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 11 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 12 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 13 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 14 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 15 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 16 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 17 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 18 Block 10 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 17 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 18 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 19 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 20 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M



Lot 21 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 22 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 23 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 24 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 25 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 26 Block 11 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 23 Block 12 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 24 Block 12 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 25 Block 12 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

Lot 26 Block 12 Plan 319  
W.DIV. - WITHIN LIMITS PLAN 9757 EXC. M&M

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2164865/1**

## STATUS OF TITLE

Title Number **2391473/1**  
Title Status **Accepted**  
Client File **5516057-000-142**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

ALL OF LOTS 19 TO 26 BLOCK 3, ALL OF LOTS 22 TO 26 BLOCK 4, ALL OF  
LOTS 1 TO 12 AND ALL THOSE PORTIONS OF LOTS 13 TO 16 BLOCK 5, ALL OF  
LOTS 1 TO 8 AND ALL THOSE PORTIONS OF LOTS 9, 10 AND 11 BLOCK 6  
PLAN 301 WLTO (W DIV) CONTAINED WITHIN THE LIMITS OF PLAN 9757 WLTO  
EXC ALL MINES MINERALS MINERAL OILS PETROLEUM GAS COAL GRAVEL AND  
VALUABLE STONE IN UPON OR UNDER THE SAID LAND AND THE RIGHT TO ENTER  
AND REMOVE THE SAME  
IN RL 28 PARISH OF ST BONIFACE

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

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**  
Registration Number: **631440/1**  
Instrument Status: **Accepted**

Registration Date: 1931-01-08  
From/By: THE CITY OF WINNIPEG  
To:

Amount:  
Notes: No notes  
Description: BY-LAW NO. 12497 CLOSING WARSAW AVE - SEE RLY DEP. 581

Instrument Type: **Bylaw**  
Registration Number: **H65627/1**  
Instrument Status: **Accepted**

Registration Date: 1968-01-12  
From/By:  
To:

Amount:  
Notes: No notes  
Description: 4264 CLOSES ST. AFFECTS WITHIN LAND SEE PL 9754

---

Instrument Type: **Bylaw**  
Registration Number: **H75877/1**  
Instrument Status: **Accepted**

Registration Date: 1968-04-23  
From/By: CITY OF WINNIPEG  
To:

Amount:  
Notes: No notes  
Description: #19556 CLOSES LANE & WOODWARD AVE. SEE PCLS E&F PL.9822

**3. ADDRESSES FOR SERVICE**

CITY OF WINNIPEG (LAW)  
3RD FLOOR  
185 KING ST.  
WINNIPEG MB  
R3B 1J1

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

B5805/1            All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Request To Issue Title - Internal**

Registration Number: **3968016/1**

Registration Date: 2010-08-18

From/By: WLTO INTERNAL

To:

Amount:

**10. LAND INDEX**

Lot 19 Block 3 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 20 Block 3 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 21 Block 3 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 22 Block 3 Plan 301  
RL 28 BO\*(W DIV); WTN LTS PL 9757; EX RES

Lot 23 Block 3 Plan 301  
RL 27 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 24 Block 3 Plan 301  
RL 27 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 25 Block 3 Plan 301  
RL 27 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 26 Block 3 Plan 301  
RL 27 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 22 Block 4 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 23 Block 4 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 24 Block 4 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 25 Block 4 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 26 Block 4 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 1 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 2 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 3 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 4 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 5 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 6 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 7 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 8 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 9 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 10 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 11 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 12 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 13 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 14 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 15 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PL 9757; EX RES

Lot 16 Block 5 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 1 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 2 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 3 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 4 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 5 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 6 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 7 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 8 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 9 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 10 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

Lot 11 Block 6 Plan 301  
RL 28 BO(W DIV); WTN LTS PLN 9757; EX RES

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2391473/1

## STATUS OF TITLE

Title Number **2391543/1**  
Title Status **Accepted**  
Client File **5516057-000-142**

## The Property Registry

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

LOTS 5 TO 10 BLOCK 5 PLAN 1606 WLTO  
EXC ALL MINES MINERALS MINERAL OILS PETROLEUM GAS COAL GRAVEL AND  
VALUABLE STONE, IN UPON OR UNDER THE SAID LAND AND THE RIGHT TO  
ENTER AND REMOVE THE SAME  
IN RL 25, 26 AND 27 PARISH OF ST BONIFACE

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

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Bylaw**  
Registration Number: **631440/1**  
Instrument Status: **Accepted**

Registration Date: 1931-01-08  
From/By: THE CITY OF WINNIPEG  
To:

Amount:

Notes: No notes

Description: BY-LAW NO. 12497 CLOSING WARSAW AVE - SEE RLY DEP. 581



Instrument Type: **Bylaw**  
Registration Number: **H75877/1**  
Instrument Status: **Accepted**

Registration Date: 1968-04-23  
From/By: CITY OF WINNIPEG  
To:

Amount:  
Notes: No notes  
Description: #19556 CLOSES LANE & WOODWARD AVE. SEE PCLS E&F PL.9822

**3. ADDRESSES FOR SERVICE**

CITY OF WINNIPEG (LAW)  
3RD FLOOR  
185 KING ST.  
WINNIPEG MB  
R3B 1J1

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

B5807/1            All

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Request To Issue Title - Internal**  
Registration Number: **3968016/1**

Registration Date: 2010-08-18  
From/By: WLTO INTERNAL  
To:  
Amount:

**10. LAND INDEX**

Lot 5 Block 5 Plan 1606  
RL 25,26,27 BO; EX RES

Lot 6 Block 5 Plan 1606  
RL 25,26,27 BO; EX RES

Lot 7 Block 5 Plan 1606  
RL 25,26,27 BO; EX RES

Lot 8 Block 5 Plan 1606  
RL 25,26,27 BO; EX RES

Lot 9 Block 5 Plan 1606  
RL 25,26,27 BO; EX RES

Lot 10 Block 5 Plan 1606  
RL 25,26,27 BO; EX RES

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2391543/1**

## STATUS OF TITLE

Title Number **2823290/1**  
Title Status **Accepted**  
Client File **5516057-000-142**

**The Property Registry**

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

PARCELS A, B AND E PLAN 49761 WLTO  
EXC OUT OF SAID PARCEL E: ALL MINES, MINERALS, MINERAL OILS,  
PETROLEUM, GAS, COAL, GRAVEL AND VALUABLE STONE IN, UPON OR UNDER THE  
SAID LAND AND THE RIGHT TO ENTER AND REMOVE THE SAME  
IN RL 25 TO 27 PARISH OF ST BONIFACE

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

### 2. ACTIVE INSTRUMENTS

Instrument Type: **Mechanics Lien**  
Registration Number: **253572/1**  
Instrument Status: **Accepted**

Registration Date: 1978-07-06  
From/By: MORLEY BLANKSTEIN  
Against:

Amount:  
Notes: AFF: PARCEL E  
Description: No description

Instrument Type: **Caveat**  
Registration Number: **2851144/1**  
Instrument Status: **Accepted**

Registration Date: 2003-05-28  
From/By: CANADIAN NATIONAL RAILWAY COMPANY  
To: BY AGENT: A. DAVID MARSHALL

Amount:  
Notes: AFF: PARCEL A - SERVIENT  
Description: EASEMENT AGREEMENT

---

Instrument Type: **Easement**  
Registration Number: **4475907/1**  
Instrument Status: **Accepted**

Registration Date: 2014-04-24  
From/By: CENTRA GAS MANITOBA INC.  
To:

Amount:  
Notes: PCL A WTN ROW PL 55671  
Description: STATUTORY EASEMENT

**3. ADDRESSES FOR SERVICE**

CITY OF WPG LEGAL SERVICES  
510 MAIN STREET  
WINNIPEG MB  
R3B 1B9

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2435912/1          Balance

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

Instrument Type: **Request To Issue Title - Internal**  
Registration Number: **4690289/1**

Registration Date: 2016-01-22  
From/By: THE DISTRICT REGISTRAR  
To: THE CITY OF WINNIPEG  
Amount:

**10. LAND INDEX**

Lot A Plan 49761  
PARCEL

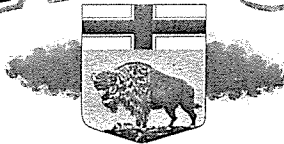
Lot B Plan 49761  
PARCEL

Lot E Plan 49761  
PARCEL EXC RES

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2823290/1**



# MANITOBA



2391473  
Cert. No. B 5805

W

## Certificate of Title

### UNDER "THE REAL PROPERTY ACT"

THE METROPOLITAN CORPORATION OF GREATER WINNIPEG

is now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all that piece or parcel of land known and described as follows, IN THE CITY OF WINNIPEG, IN THE PROVINCE OF MANITOBA, BEING IN ACCORDANCE WITH THE SPECIAL SURVEY OF SAID CITY, AND BEING:

all of Lots Nineteen to Twenty-six both inclusive, in Block Three, all of Lots Twenty-two to Twenty-six, both inclusive, in Block Four, all of Lots One to Twelve both inclusive, and all those portions of Lots Thirteen to Sixteen both inclusive, in Block Five, all of Lots One to Eight both inclusive, and all those portions of Lots Nine, Ten, and Eleven in Block Six, which lots are shewn on a plan of survey of part of Lot Twenty-eight of the Parish of Saint Boniface, filed in the Winnipeg Land Titles Office, Winnipeg Division as No. 301, contained within the limits of a plan filed in the said office as No. 9757, excepting therefrom all mines, minerals, mineral oils, petroleum, gas, coal, gravel and valuable stone in, upon or under the said land, and the right to enter and remove the same.

ADDRESS FOR SERVICE  
\_\_\_\_\_  
\_\_\_\_\_

29

INST TYPE: E/REQ NO: 3968016  
FOR: \_\_\_\_\_  
REG: \_\_\_\_\_  
NEW TITLE: \_\_\_\_\_  
See Computerized Daily Record

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

*[Signature]*

*[Signature]*  
Deputy District Registrar  
for Winnipeg,

(1) Any zoning regulation as that expression is defined in the Aeronautics Act (CANADA) made under that act and deposited in the Land Titles Office.  
Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

REGISTERED			
<p><del>XXXXXXXXXX</del>                      By-law 12497 affects                      Pt. of within lands                      See Pl. 9757                      Closes streets                      and lanes.</p>	The	8th	day of
		Jan	1931
	at	10.20	
<p><del>XXXXXXXXXX</del>                      By-law 4264 affects                      Pt. of within lands                      See Pl. 9754                      Closes streets                      and lanes.</p>	The	12th	day of
		Jan	1968
	at	10.11	
<p><del>XXXXXXXXXX</del>                      By-law 19556 affects                      Pt. of within lands                      See Pl. 9822                      Closes streets                      and lanes.</p>	The	23rd	day of
		Apr.	1968
	at	2.36	
<p>Mortgage for                      \$.....                      at</p>	The		day of
		19	
<p>Mortgage for                      \$.....                      at</p>	The		day of
		19	

CITY OF WINNIPEG

~~XXX~~

No. 631440

Deputy District Registrar

CITY OF WINNIPEG

~~XXX~~

No. H 65627

Deputy District Registrar

CITY OF WINNIPEG

~~XXX~~

No. H 75877

Deputy District Registrar

TO

No.

Deputy District Registrar

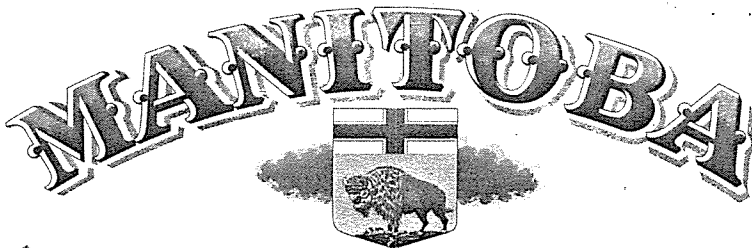
TO

No.

Deputy District Registrar







2391515  
Cert. No. B 5806

# Certificate of Title

## UNDER THE REAL PROPERTY ACT

THE METROPOLITAN CORPORATION OF GREATER WINNIPEG

is now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all that piece or parcel of land known and described as follows,

IN THE CITY OF WINNIPEG, IN THE PROVINCE OF MANITOBA, ACCORDANCE WITH THE SPECIAL SURVEY OF SAID CITY, AND BEING:

all those portions of Lots Twenty-nine and Thirty in Block Six, all of Lots Thirty-seven to Forty-three both inclusive, and all those portions of Lots Forty-four to Fifty-three, both inclusive, in Block Seven, all of Lots One to Twenty-two, both inclusive, in Block Nine, all of Lots One to Eighteen, both inclusive, in Block Ten, all of Lots Twenty-one to Twenty-six, both inclusive, and all those portions of lots Seventeen to Twenty, both inclusive, in Block Eleven, all those portions of Lots Twenty-three to Twenty-six, both inclusive, in Block Twelve, which lots are shewn on a plan of survey of part of Lots Twenty-nine and Thirty-one, of the Parish of Saint Boniface, registered in the Winnipeg Land Titles Office Winnipeg Division as No. 319, contained within the limits of a plan filed in the said office as No. 9757, excepting therefrom all mines, minerals, mineral oils, petroleum, gas, coal, gravel and valuable stone in, upon or under the said land, and the right to enter and remove the same.

ADDRESS FOR SERVICE

INST TYPE: <u>E Reg</u>	NO: <u>3315048</u>
FOR: <u>ALL</u>	
REG: <u>2006/07/06</u>	
NEW TITLE:	See Computerized Daily Record

IN WITNESS WHEREOF I have hereunto signed my name and

affixed my Seal of office this Twenty-sixth day of April  
One thousand nine hundred and sixty-eight  
Signed in the presence of:

Deputy District Registrar  
for Winnipeg,

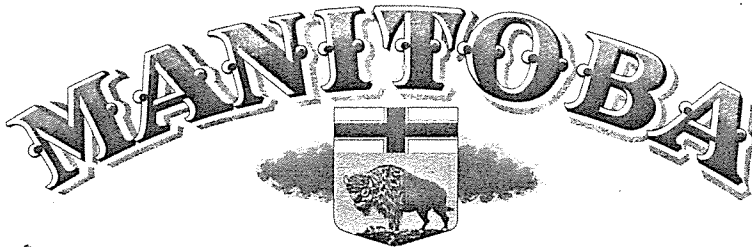
in the Land Titles Office. Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.

~~XXXXXXXXXX~~ D. C. LENNOX ~~XXXXXXXXXX~~

		REGISTERED			
<del>XXXXXXXXXX</del> By-law 12497 affects Pt. of within lands See Pl. 9757 Closes streets and lanes.	The	8th	day of	CITY OF WINNIPEG	No. 631440
		Jan	19 31	<del>XXX</del>	
	at	10.20			
				Deputy District Registrar	
<del>XXXXXXXXXX</del> By-law 4264 affects Pt. of within lands See Pl. 9754 Closes streets and lanes.	The	12th	day of	CITY OF WINNIPEG	No. H 65627
		Jan	168	<del>XXX</del>	
	at	10.11			
				Deputy District Registrar	
<del>XXXXXXXXXX</del> By-law 19556 affects Pt. of within lands See Pl. 9822 Closes streets and lanes.	The	23rd	day of	CITY OF WINNIPEG	No. H 75877
		Apr.	19 68	<del>XXX</del>	
	at	2.36			
				Deputy District Registrar	
Mortgage for \$ ..... at	The		day of		No.
			19	TO	
	at				
				Deputy District Registrar	
Mortgage for \$ ..... at	The		day of		No.
			19	TO	
	at				
				Deputy District Registrar	

253582.  
 Torrey Blane  
 July 6/78. @  
 251.02.





2391543  
Cert. No. B 5807

W

# Certificate of Title

## UNDER "THE REAL PROPERTY ACT"

THE METROPOLITAN CORPORATION OF GREATER WINNIPEG

15 now seized of an estate in fee simple in possession subject to such encumbrances, liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all that piece or parcel of land known and described as follows, IN THE CITY OF WINNIPEG, IN THE PROVINCE OF MANITOBA, BEING IN ACCORDANCE WITH THE SPECIAL SURVEY OF SAID CITY, AND BEING:

Lots Five to Ten, both inclusive, in Block Five, which lots are shewn on a plan of survey of parts of Lots Twenty-five, Twenty-six, and Twenty-seven of the Parish of Saint Boniface, registered in the Winnipeg Land Titles Office as No. 1606, excepting therefrom all mines, minerals, mineral oils, petroleum, gas, coal, gravel and valuable stone, in, upon or under the said land, and the right to enter and remove the same.

ADDRESS FOR SERVICE  
\_\_\_\_\_  
\_\_\_\_\_

29

INST TYPE: E/REQ NO: 3968016  
FOR: \_\_\_\_\_  
REG: \_\_\_\_\_  
NEW TITLE: \_\_\_\_\_  
See Computerized Daily Record

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

*[Handwritten signature]*

*[Handwritten signature]*  
Deputy District Registrar  
for Winnipeg,

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

D. C. LENNOX ~~CITY OF WINNIPEG~~

REGISTERED			
<p><del>XXXXXXXXXX</del> By-law 12497 affects Pt. of within lands See Pl. 9757  Closes lanes.</p>	The	8th	day of
		Jan	19 31
	at	10.20	
	Deputy District Registrar		
<p><del>XXXXXXXXXX</del> By-law 19556 affects Pt. of within lands See Pl. 9822  Closes lane.</p>	The	23rd	day of
		Apr.	19 68
	at	2.36	
	Deputy District Registrar		
<p>Mortgage for  \$ .....</p>	The		day of
		19	
	at		
	Deputy District Registrar		
<p>Mortgage for  \$ .....</p>	The		day of
		19	
	at		
	Deputy District Registrar		
<p>Mortgage for  \$ .....</p>	The		day of
		19	
	at		
	Deputy District Registrar		

CITY OF WINNIPEG

~~XXXX~~

No. 631440

CITY OF WINNIPEG

~~XXXX~~

No. H 75877

TO

No.

Deputy District Registrar

TO

No.

Deputy District Registrar

TO

No.

Deputy District Registrar

## STATUS OF TITLE

Title Number       **2435912/1**  
Title Status        **Cancelled**  
Client File         **MFletcher**

**The Property Registry**

A Service Provider for the Province of Manitoba



### 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

THE CITY OF WINNIPEG

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

PARCELS A, B, C AND E PLAN 49761 WLTO  
EXC OUT OF SAID PARCEL E: ALL MINES, MINERALS, MINERAL OILS,  
PETROLEUM, GAS, COAL, GRAVEL AND VALUABLE STONE IN, UPON OR UNDER THE  
SAID LAND AND THE RIGHT TO ENTER AND REMOVE THE SAME  
IN RL 25 TO 27 PARISH OF ST BONIFACE

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

### 2. ACTIVE INSTRUMENTS

Instrument Type:       **Mechanics Lien**  
Registration Number:   **253572/1**  
Instrument Status:     **Accepted**

Registration Date:     1978-07-06  
From/By:               MORLEY BLANKSTEIN  
Against:

Amount:  
Notes:                 AFF: PARCEL E  
Description:            No description

Instrument Type: **Request To Issue Title**  
Registration Number: **4690278/1**  
Instrument Status: **Accepted**

Registration Date: 2016-01-22  
From/By: H. M. THE QUEEN (MANITOBA)  
To:

Amount:  
Notes: PART FOR LANE PL 58789  
Description: RE: SUBDIVISION PLAN 58789

Instrument Type: **Request To Issue Title**  
Registration Number: **4690279/1**  
Instrument Status: **Accepted**

Registration Date: 2016-01-22  
From/By: THE CITY OF WINNIPEG  
To:

Amount:  
Notes: PART FOR LOT 2 PLAN 58789  
Description: RE: SUBDIVISION PLAN 58789

Instrument Type: **Transfer Of Land**  
Registration Number: **4690280/1**  
Instrument Status: **Accepted**

Registration Date: 2016-01-22  
From/By: THE CITY OF WINNIPEG  
To: STREETSIDE DEVELOPMENT CORPORATION

Consideration: \$1,315,000.00  
Notes: PT FOR LOT 1 & 3 PL 58789  
Description: No description



---

**9. ORIGINATING INSTRUMENTS**

Instrument Type: Request To Issue Title  
Registration Number: 3902008/1  
  
Registration Date: 2010-03-16  
From/By: THE CITY OF WINNIPEG  
To:  
Amount:

---

**10. LAND INDEX**

Lot A Plan 49761  
PARCEL

Lot B Plan 49761  
PARCEL

Lot C Plan 49761  
PARCEL

Lot E Plan 49761  
PARCEL EXC RES

---

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE  
SYSTEM OF TITLE NUMBER 2435912/1

# MANITOBA



## Certificate of Title

### UNDER "THE REAL PROPERTY ACT"

THE CANADIAN NORTHERN RAILWAY COMPANY

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

1. now seized of an Estate in Fee Simple subject to such Encumbrances, liens and interests as are notified by memorandum underwritten, or endorsed hereon, in All the one piece or parcel s of Land known and described as follows: *in the City of Winnipeg, in the Province of Manitoba, being in accordance with the special survey of said City, and being* Lots Fifteen to Twenty six both inclusive in Block Three, which lots are shown on a plan of survey of part of Lot Twenty eight of the Parish of Saint Boniface registered in the Winnipeg Land Titles Office Winnipeg Division as No 301.

JUN 10 2016

The District Registrar hereby certifies that this is a true copy of a record maintained in the public records of The Property Registry of Manitoba

IN WITNESS WHEREOF I have hereunto Signed my name and affixed my Seal of office this Fourteenth day of May One thousand nine hundred and eight

Signed in the presence of  
*Arves*

*E. Carey*

District Registrar  
 for Winnipeg

From No. 100520 1/2

Transfer 136856

Application

27 Aug 1907  
Wm. H. King

33011  
11.02  
11.02

41707  
17/12/10  
ATL

47942  
10-01  
D R

Plan.

1

1

1

1

NATURE OF INSTRUMENT

DAY AND HOUR OF ITS PRODUCTION

NAMES OF THE PARTIES TO IT

REGISTRATION NUMBER

The 27 June day of 1907  
at 2.59 PM o'clock in  
the afternoon

Order of  
Railway Commission  
by  
District Registrar.

460.

The day of 19  
at o'clock in  
the noon

District Registrar.

The day of 19  
at o'clock in  
the noon

District Registrar.

The day of 19  
at o'clock in  
the noon

District Registrar.

The day of 19  
at o'clock in  
the noon

District Registrar.

The day of 19  
at o'clock in  
the noon

District Registrar.

The day of 19  
at o'clock in  
the noon

District Registrar.

# MANITOBA

## Certificate of Title

UNDER THE REAL PROPERTY ACT

CANADIAN NORTHERN RAILWAY COMPANY

The land mentioned in this Certificate of Title is under the Real Property Act subject by implication to:

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

is now seized of an Estate in Fee Simple in possession subject to such Encumbrances, liens and interests as are notified by memorandum underwritten for endorsed hereon, in All those pieces or parcels of Land known and described as follows in the City of Winnipeg, in the Province of Manitoba, being in accordance with the special survey of said City, and being Lots Twenty two to Twenty six both inclusive in

Block Four, which lots are shown on a plan of survey of part of Lot Twenty eight of the Parish of Saint Boniface registered in the Winnipeg Land Titles Office Winnipeg Division as No 304.

The District Registrar hereby certifies that this is a true copy of a record maintained in the public records of The Property Registry of Manitoba

JUN 10 2016

IN WITNESS WHEREOF  
 I have hereunto signed my name and  
 affixed my Seal of office this  
 One thousand nine hundred and  
 Signed in the presence of  
 M. K. Kaper

I have hereunto signed my name and  
 Teeth eleven day of April  
 Deputy District Registrar  
 for Winnipeg

From No. 155279

Transfer 211201

Application

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<p>Plan #960 27 June 1911</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>Chief of Railway Commissioners Mushu District Registrar</p>	<p>960</p>
<p>No. 794-8 CAVENTAR at 10:00 by J.P. 40-11-11</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>District Registrar</p>	
<p>No. 33871 at 11:00 40-11-11</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>District Registrar</p>	
<p>No. 33871 at 11:00 40-11-11</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>District Registrar</p>	
<p>No. 33871 at 11:00 40-11-11</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>District Registrar</p>	
<p>No. 33871 at 11:00 40-11-11</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>District Registrar</p>	
<p>No. 33871 at 11:00 40-11-11</p>	<p>The day of 1911 at 12 o'clock in the noon</p>	<p>District Registrar</p>	

No. 794-8 CAVENTAR  
at 10:00 by J.P.  
40-11-11

No. 33871  
at 11:00  
40-11-11



From No. 101519

Transfer 127828

Application 8647 834

	NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
<p>47947 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2672 Closing 12/20/10 10.0</p>	<p>The 8 day of January 1931 at 10:20 o'clock in the fore-noon</p>	<p>City of Minneapolis District Registrar</p>	<p>631440</p>
<p>47948 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2673 Closing 12/20/10 10.0</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>47949 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2674 Closing 12/20/10 10.0</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>47950 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2675 Closing 12/20/10 10.0</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>47951 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2676 Closing 12/20/10 10.0</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>47952 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2677 Closing 12/20/10 10.0</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	
<p>47953 12/20/10 DISPOSED OF BY Request for Dec 14/10 10.0</p>	<p>No. 2678 Closing 12/20/10 10.0</p>	<p>The day of 19 at o'clock in the noon</p>	<p>District Registrar</p>	

47947  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

47948  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

47949  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

47950  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

47951  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

47952  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

47953  
12/20/10  
DISPOSED OF BY  
Request for  
Dec 14/10  
10.0

# MANITOBA



## Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE WINNIPEG LAND COMPANY LIMITED

is now seized of an Estate in Fee Simple subject to such Encumbrances, liens and interests as are notified by memorandum underwritten, or endorsed hereon, in All those pieces or parcels of Land known and described as follows: And being all the Land described in ~~Registered~~ Transfer No I27617.

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

The District Registrar hereby certifies that this is a true copy of a record maintained in the public records of The Property Registry of Manitoba

JUN 10 2016

IN WITNESS WHEREOF I have hereunto Signed my name and affixed my Seal of office this 27 day of November One thousand nine hundred and 1907 Signed in the presence of

*E. Carey*

District Registrar for Winnipeg

Subject to Tax Sales No 10411 made by the City of Winnipeg

TRANSFER of the land to  
The Can. Northern Ry. Co.  
Produced and registered on 27 Nov 1907  
Consolidated with  
101820 to 101835  
M.S. Cert. No. 101819



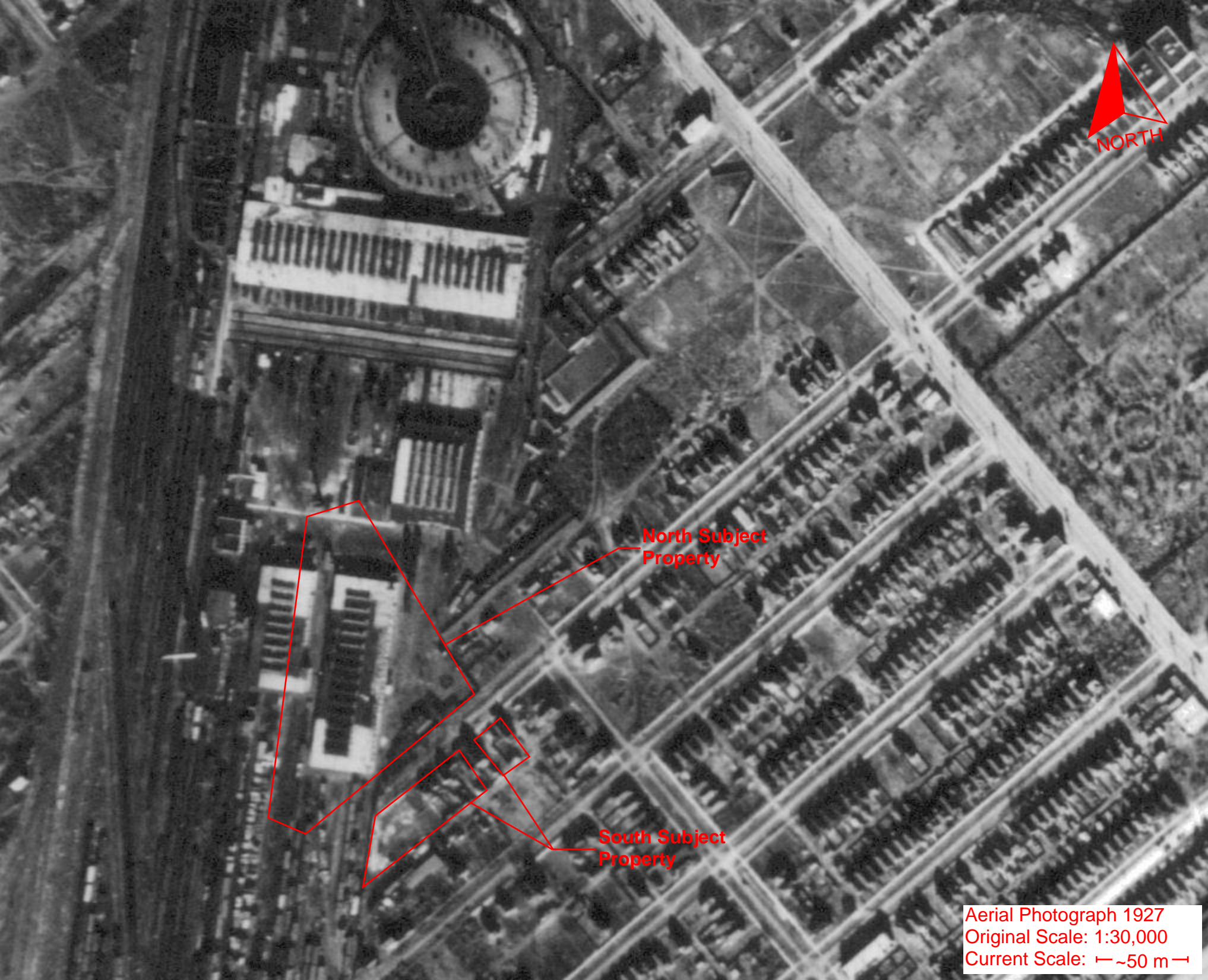
44320, 52232, 51135, 63069, 59120, 33205, 34011, 99571  
 64220, 59991, 61954, 33329, 35023, 5701, 5405  
 48221, 34915, 40722, 58311, 45258, 51731, 55408  
 48221, 33161, 40202, From No. 51691, 39710, 56406  
 44423, 58710, 51320, 35190, 58640, 40180, 56504  
 52233, 43720, 07706, 35113, 42749, 33073, 28710

Transfer 127617

Application

No.	NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES TO IT	REGISTRATION NUMBER
No. 36973 Given from Taylor P. D. C. to H. D. D. (Name & Co.) Produced and Registered 14 Dec 07 1148 District Registrar.	No. 2348 from Executives R. P. H. C. Cannon (J. P. H.) Produced and Registered 25 Nov. 07 at Block 19 District Registrar.	The day of 19 at o'clock in the noon	District Registrar.	
33811 1102 No. 27244.07 No. 1102 District Registrar.	No. 2293 J. J. Hain (Tax Sale) Produced and Registered 12 Oct. 07 1/20 BK 19, Plan 11/30 " 20, 24 31/40 " 20, 4 District Registrar.	The day of 19 at o'clock in the noon	District Registrar.	
		The day of 19 at o'clock in the noon	District Registrar.	
		The day of 19 at o'clock in the noon	District Registrar.	
		The day of 19 at o'clock in the noon	District Registrar.	
		The day of 19 at o'clock in the noon	District Registrar.	
		The day of 19 at o'clock in the noon	District Registrar.	





NORTH

North Subject  
Property

South Subject  
Property

Aerial Photograph 1927  
Original Scale: 1:30,000  
Current Scale: — ~50 m —



**North Subject  
Property**

**South Subject  
Property**

Aerial Photograph 1948  
Original Scale: 1:15,840  
Current Scale: — ~50 m —



**North Subject  
Property**

**South Subject  
Property**

Aerial Photograph 1959  
Original Scale: 1:16,000  
Current Scale:  $\approx 50 \text{ m}$



North Subject Property

South Subject Property

Aerial Photograph 1968  
Original Scale: 1:20,000  
Current Scale:  $\approx$  50 m  $\leftarrow$



North Subject Property



South Subject Property

Aerial Photograph 1972  
Original Scale: 1:12,500  
Current Scale: — ~50 m —

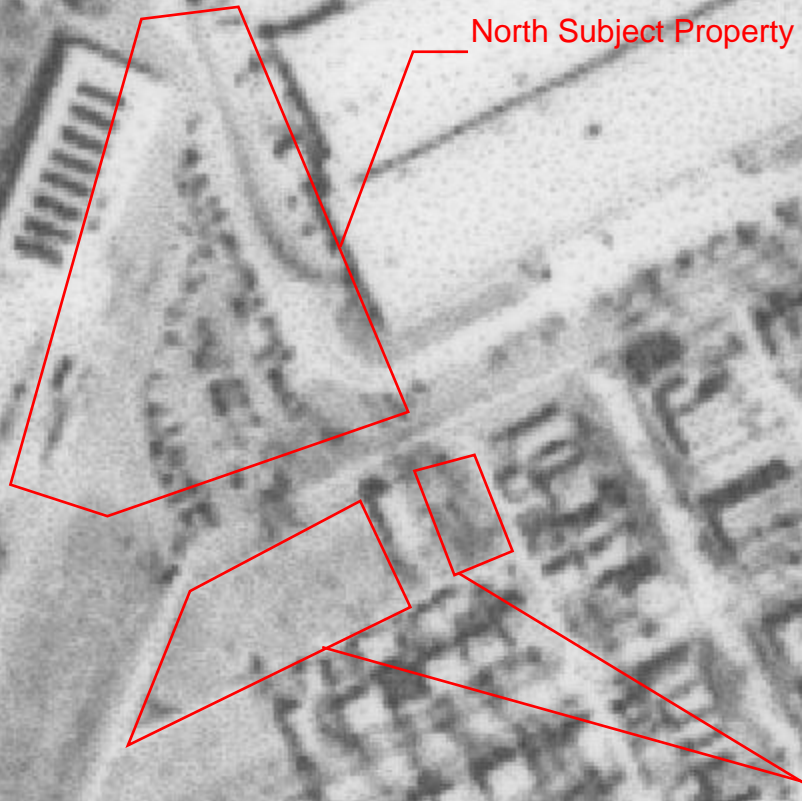


North Subject Property

South Subject Property

Aerial Photograph 1979  
Original Scale: 1:15,840  
Current Scale: — ~50 m —





North Subject Property


South Subject Property

Aerial Photograph 1988  
Original Scale: 1:25,000  
Current Scale: ~50 m



North Subject Property

South Subject Property

Aerial Photograph 1998  
Original Scale: 1:5,000  
Current Scale:  ~50 m



North Subject Property

South Subject Property

Bing Satellite Image 2013  
Current Scale: ~50 m



# DATABASE REPORT



**Project Property:** *Transit Garage  
421 Osborne St  
Winnipeg MB R3L2A2  
5516057*

**Project No:** *5516057*

**Report Type:** *Standard Report*

**Order No:** *20160531031*

**Requested by:** *MMM Group Ltd.*

**Date Completed:** *June 6, 2016*

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

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# Executive Summary

## Property Information:

**Project Property:** *Transit Garage  
421 Osborne St Winnipeg MB R3L2A2*

**Project No:** *5516057*

### **Coordinates:**

**Latitude:** *49.866791*  
**Longitude:** *-97.142001*  
**UTM Northing:** *5,525,475.53*  
**UTM Easting:** *633,520.96*  
**UTM Zone:** *UTM Zone 14U*

**Elevation:** *763 FT  
232.62 M*

## Order Information:

**Order No:** *20160531031*  
**Date Requested:** *May 31, 2016*  
**Requested by:** *MMM Group Ltd.*  
**Report Type:** *Standard Report*

## Additional Products:

**Fire Insurance Maps** *Canadian Fire Insurance Maps*

# Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
AUWR	<i>Automobile Wrecking &amp; Supplies</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	Y	0	0	0
CONV	<i>Enforcement Actions</i>	Y	0	0	0
CS	<i>Contaminated/Impacted Sites</i>	Y	1	3	4
DRL	<i>Drill Holes</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	1	0	1
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Waste Generators Summary</i>	Y	0	0	0
FST	<i>Fuel Storage Tanks</i>	Y	1	2	3
FUEL	<i>Bulk Fuel Distributors</i>	Y	5	3	8
GEN	<i>Waste Generators Summary</i>	Y	6	12	18
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
IAFT	<i>Indian &amp; Northern Affairs Fuel Tanks</i>	Y	0	0	0
MAST	<i>Manure Storage Facilities</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
MOGW	<i>Manitoba Oil and Gas Wells</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NDFT	<i>National Defense &amp; Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBW	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	2	1	3
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PITS	<i>Manitoba Pits and Quarries</i>	Y	0	0	0
REC	<i>Waste Receivers Summary</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	1	1



<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>	
SPL	<i>Manitoba Spills</i>	Y	2	2	4	
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0	
WDS	<i>Waste Disposal Site Inventory</i>	Y	0	0	0	
WWIS	<i>Water Well Inventory</i>	Y	0	1	1	
<hr/>			<b>Total:</b>	18	25	43

# 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>
<a href="#">1</a>	CS		421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">16</a>
<a href="#">1</a>	EHS		421 Osbourne St Winnipeg MB	NE/136.8	0.26	<a href="#">16</a>
<a href="#">1</a>	FST	Winnipeg, City of	421 Osborne St. Transit Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">16</a>
<a href="#">1</a>	FUEL	CITY OF WINNIPEG - TRANSIT	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">16</a>
<a href="#">1</a>	FUEL	CITY OF WINNIPEG - TRANSIT	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">16</a>
<a href="#">1</a>	FUEL	CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">17</a>
<a href="#">1</a>	FUEL	CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST - PSF	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">17</a>
<a href="#">1</a>	FUEL	CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST	Winnipeg MB	NE/136.8	0.26	<a href="#">17</a>
<a href="#">1</a>	GEN	WINNIPEG, CITY OF - STREETS & TRANSPORT.	OSBORNE ST., 421 WINNIPEG MB	NE/136.8	0.26	<a href="#">17</a>
<a href="#">1</a>	GEN	WINNIPEG, CITY OF - TRANSIT	OSBORNE ST., 421 WINNIPEG MB	NE/136.8	0.26	<a href="#">17</a>
<a href="#">1</a>	GEN	WINNIPEG, CORPORATE SERVICES-OSBORNE ST.	OSBORNE ST., 421 WINNIPEG MB	NE/136.8	0.26	<a href="#">17</a>
<a href="#">1</a>	GEN	CIT OF WINNIPEG - TRANSIT	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">18</a>
<a href="#">1</a>	GEN	CITY OF WINNIPEG - PUBLIC WORKS (TRAFFIC SERVICES)	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">18</a>
<a href="#">1</a>	GEN	CITY OF WINNIPEG - INFORMATION TECHNOLOGY	421 OSBORNE ST Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">18</a>
<a href="#">1</a>	NPCB	CITY OF WINNIPEG TRANSIT SYSTEM	421 OSBORNE STREET WINNIPEG TRANSIT MAINTENANCE Winnipeg MB R3L 2A2	NE/136.8	0.26	<a href="#">18</a>
<a href="#">1</a>	NPCB	CITY OF WINNIPEG TRANSIT SYSTEM	WINNIPEG TRANSIT MAINTENANCE 421 OSBORNE STREET WINNIPEG MB R3L 2A2	NE/136.8	0.26	<a href="#">19</a>

<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>
<a href="#">1</a>	SPL	CITY OF WINNIPEG - TRANSIT DEPARTMENT	421 Osborne St WINNIPEG MB R3L 2A2	NE/136.8	0.26	<a href="#">19</a>
<a href="#">1</a>	SPL		421 Osborne St WINNIPEG MB R3L 2A2	NE/136.8	0.26	<a href="#">20</a>

# Executive Summary: Site Report Summary - Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">2</a>	CS	VIA RAIL CANADA INC	569 BRANDON AVE WINNIPEG MB R3L 2V7	E/172.5	-0.09	<a href="#">20</a>
<a href="#">2</a>	CS	VIA RAIL CANADA INC	569 BRANDON AVE Winnipeg MB R3L 2V7	E/172.5	-0.09	<a href="#">20</a>
<a href="#">2</a>	FST	Via Rail Canada Inc.	569 Brandon Ave. Winnipeg MB	E/172.5	-0.09	<a href="#">20</a>
<a href="#">2</a>	FUEL	VIA RAIL CANADA - 569 BRANDON AVE	569 BRANDON AVE Winnipeg MB R3L 2V7	E/172.5	-0.09	<a href="#">20</a>
<a href="#">2</a>	FUEL	VIA RAIL CANADA	569 BRANDON AVE Winnipeg MB R3L 2V7	E/172.5	-0.09	<a href="#">20</a>
<a href="#">2</a>	GEN	VIA RAIL CANADA LTD.	BRANDON AVE., 569 WINNIPEG MB	E/172.5	-0.09	<a href="#">21</a>
<a href="#">2</a>	GEN	VIA RAIL CANADA	569 BRANDON AVE Winnipeg MB R3L 2V7	E/172.5	-0.09	<a href="#">21</a>
<a href="#">2</a>	NPCB	VIA RAIL CANADA INC.- BRANDON AVE.	WINNIPEG MAINTENANCE CENTRE 569 BRANDON AVENUE WINNIPEG MB R3L 2V7	E/172.5	-0.09	<a href="#">21</a>
<a href="#">2</a>	SPL		569 Brandon Ave MB	E/172.5	-0.09	<a href="#">21</a>
<a href="#">3</a>	WWIS	M40	MB	NNW/173.9	1.46	<a href="#">21</a>
<a href="#">4</a>	GEN	J-MAX AUTO BODY SERVICE	LORETTE AVE., 614 WINNIPEG MB	WNW/204.7	-0.07	<a href="#">21</a>
<a href="#">4</a>	GEN	J MAX AUTO BODY SERVICE	614 LORETTE AVE Winnipeg MB R3M 1T1	WNW/204.7	-0.07	<a href="#">22</a>
<a href="#">5</a>	GEN	ELECTRA SIGN	DALY ST. N., 398 WINNIPEG MB	WNW/205.2	-0.14	<a href="#">22</a>
<a href="#">5</a>	GEN	ELECTRA SIGN	398 DALY ST N Winnipeg MB R3L 2K6	WNW/205.2	-0.14	<a href="#">22</a>
<a href="#">5</a>	SCT	Electra Sign	398 Daly St N Winnipeg MB R3L 2K6	WNW/205.2	-0.14	<a href="#">22</a>
<a href="#">6</a>	GEN	J MAX AUTO SERVICES (1993) LTD	618 LORETTE AV Winnipeg MB R3M 1T1	W/215.5	0.52	<a href="#">22</a>
<a href="#">7</a>	SPL		572 Dudley Ave WINNIPEG MB R3L 0S6	NW/222.3	0.51	<a href="#">23</a>
<a href="#">8</a>	GEN	MOBILE BRAKE & CLUTCH	LORETTE AVE., 620 WINNIPEG MB	W/227.2	0.46	<a href="#">23</a>
<a href="#">8</a>	GEN	MOBILE BRAKE & CLUTCH	620 LORETTE AVE Winnipeg MB R3M 1T1	W/227.2	0.46	<a href="#">23</a>
<a href="#">9</a>	GEN	CORRADO'S MOBILE	LORETTE AVE., 611 WINNIPEG MB R3M 3X9	WNW/229.7	-0.34	<a href="#">23</a>
<a href="#">9</a>	GEN	CORRADO'S MOBILE	611 LORETTE AVE Winnipeg MB R3M 3X9	WNW/229.7	-0.34	<a href="#">23</a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#">10</a>	GEN	BEACON AUTO ELECTRIC (1992) INC	607 LORETTE AV Winnipeg MB R3M 3X9	WNW/234.5	0.07	<a href="#">23</a>
<a href="#">11</a>	CS	CITY OF WINNIPEG	370 DALY ST Winnipeg MB	NW/247.7	0.17	<a href="#">23</a>
<a href="#">11</a>	FST	Winnipeg, City of	370 Daly St. Winnipeg MB	NW/247.7	0.17	<a href="#">23</a>
<a href="#">11</a>	FUEL	CITY OF WINNIPEG-PUBLIC WORKS	370 DALY ST Winnipeg MB	NW/247.7	0.17	<a href="#">24</a>

# Executive Summary: Summary By Data Source

## **CS - Contaminated/Impacted Sites**

A search of the CS database, dated Oct 31, 2015 has found that there are 4 CS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG	370 DALY ST Winnipeg MB	NW	247.67	<a href="#">11</a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
VIA RAIL CANADA INC	569 BRANDON AVE WINNIPEG MB R3L 2V7	E	172.50	<a href="#">2</a>
VIA RAIL CANADA INC	569 BRANDON AVE Winnipeg MB R3L 2V7	E	172.50	<a href="#">2</a>

## **EHS - ERIS Historical Searches**

A search of the EHS database, dated 1999-Aug 2014 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	421 Osbourne St Winnipeg MB	NE	136.78	<a href="#">1</a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>

## **FST - Fuel Storage Tanks**

A search of the FST database, dated 1905-Feb 2003\* has found that there are 3 FST site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Winnipeg, City of	421 Osborne St. Transit Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
Winnipeg, City of	370 Daly St. Winnipeg MB	NW	247.67	<a href="#">11</a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>

Via Rail Canada Inc.	569 Brandon Ave. Winnipeg MB	E	172.50	<a href="#">2</a>
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## **FUEL - Bulk Fuel Distributors**

A search of the FUEL database, dated 2006-Feb 2015 has found that there are 8 FUEL site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
CITY OF WINNIPEG - TRANSIT	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST - PSF	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST	Winnipeg MB	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG - TRANSIT	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG-PUBLIC WORKS	370 DALY ST Winnipeg MB	NW	247.67	<a href="#">11</a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
VIA RAIL CANADA	569 BRANDON AVE Winnipeg MB R3L 2V7	E	172.50	<a href="#">2</a>
VIA RAIL CANADA - 569 BRANDON AVE	569 BRANDON AVE Winnipeg MB R3L 2V7	E	172.50	<a href="#">2</a>

## **GEN - Waste Generators Summary**

A search of the GEN database, dated Jun 30, 2014 has found that there are 18 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
CITY OF WINNIPEG - INFORMATION TECHNOLOGY	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
WINNIPEG, CITY OF - STREETS & TRANSPORT.	OSBORNE ST., 421 WINNIPEG MB	NE	136.78	<a href="#">1</a>
WINNIPEG, CITY OF - TRANSIT	OSBORNE ST., 421 WINNIPEG MB	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG - PUBLIC WORKS (TRAFFIC SERVICES)	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>
CIT OF WINNIPEG - TRANSIT	421 OSBORNE ST Winnipeg MB R3L 2A2	NE	136.78	<a href="#">1</a>

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
WINNIPEG, CORPORATE SERVICES-OSBORNE ST.	OSBORNE ST., 421 WINNIPEG MB	NE	136.78	<a href="#"><u>1</u></a>
J MAX AUTO SERVICES (1993) LTD	618 LORETTE AV Winnipeg MB R3M 1T1	W	215.50	<a href="#"><u>6</u></a>
MOBILE BRAKE & CLUTCH	620 LORETTE AVE Winnipeg MB R3M 1T1	W	227.23	<a href="#"><u>8</u></a>
MOBILE BRAKE & CLUTCH	LORETTE AVE., 620 WINNIPEG MB	W	227.23	<a href="#"><u>8</u></a>
BEACON AUTO ELECTRIC (1992) INC	607 LORETTE AV Winnipeg MB R3M 3X9	WNW	234.54	<a href="#"><u>10</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
VIA RAIL CANADA LTD.	BRANDON AVE., 569 WINNIPEG MB	E	172.50	<a href="#"><u>2</u></a>
VIA RAIL CANADA	569 BRANDON AVE Winnipeg MB R3L 2V7	E	172.50	<a href="#"><u>2</u></a>
J-MAX AUTO BODY SERVICE	LORETTE AVE., 614 WINNIPEG MB	WNW	204.69	<a href="#"><u>4</u></a>
J MAX AUTO BODY SERVICE	614 LORETTE AVE Winnipeg MB R3M 1T1	WNW	204.69	<a href="#"><u>4</u></a>
ELECTRA SIGN	DALY ST. N., 398 WINNIPEG MB	WNW	205.24	<a href="#"><u>5</u></a>
ELECTRA SIGN	398 DALY ST N Winnipeg MB R3L 2K6	WNW	205.24	<a href="#"><u>5</u></a>
CORRADO'S MOBILE	611 LORETTE AVE Winnipeg MB R3M 3X9	WNW	229.73	<a href="#"><u>9</u></a>
CORRADO'S MOBILE	LORETTE AVE., 611 WINNIPEG MB R3M 3X9	WNW	229.73	<a href="#"><u>9</u></a>

### **NPCB - National PCB Inventory**

A search of the NPCB database, dated 1988-2008\* has found that there are 3 NPCB site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
CITY OF WINNIPEG TRANSIT SYSTEM	WINNIPEG TRANSIT MAINTENANCE 421 OSBORNE STREET WINNIPEG MB R3L 2A2	NE	136.78	<a href="#"><u>1</u></a>
CITY OF WINNIPEG TRANSIT SYSTEM	421 OSBORNE STREET WINNIPEG TRANSIT MAINTENANCE Winnipeg MB R3L 2A2	NE	136.78	<a href="#"><u>1</u></a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
VIA RAIL CANADA INC.- BRANDON AVE.	WINNIPEG MAINTENANCE CENTRE 569 BRANDON AVENUE	E	172.50	<a href="#"><u>2</u></a>



**SCT - Scott's Manufacturing Directory**

A search of the SCT database, dated 1992-Mar 2011\* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Electra Sign	398 Daly St N Winnipeg MB R3L 2K6	WNW	205.24	<a href="#">5</a>

**SPL - Manitoba Spills**

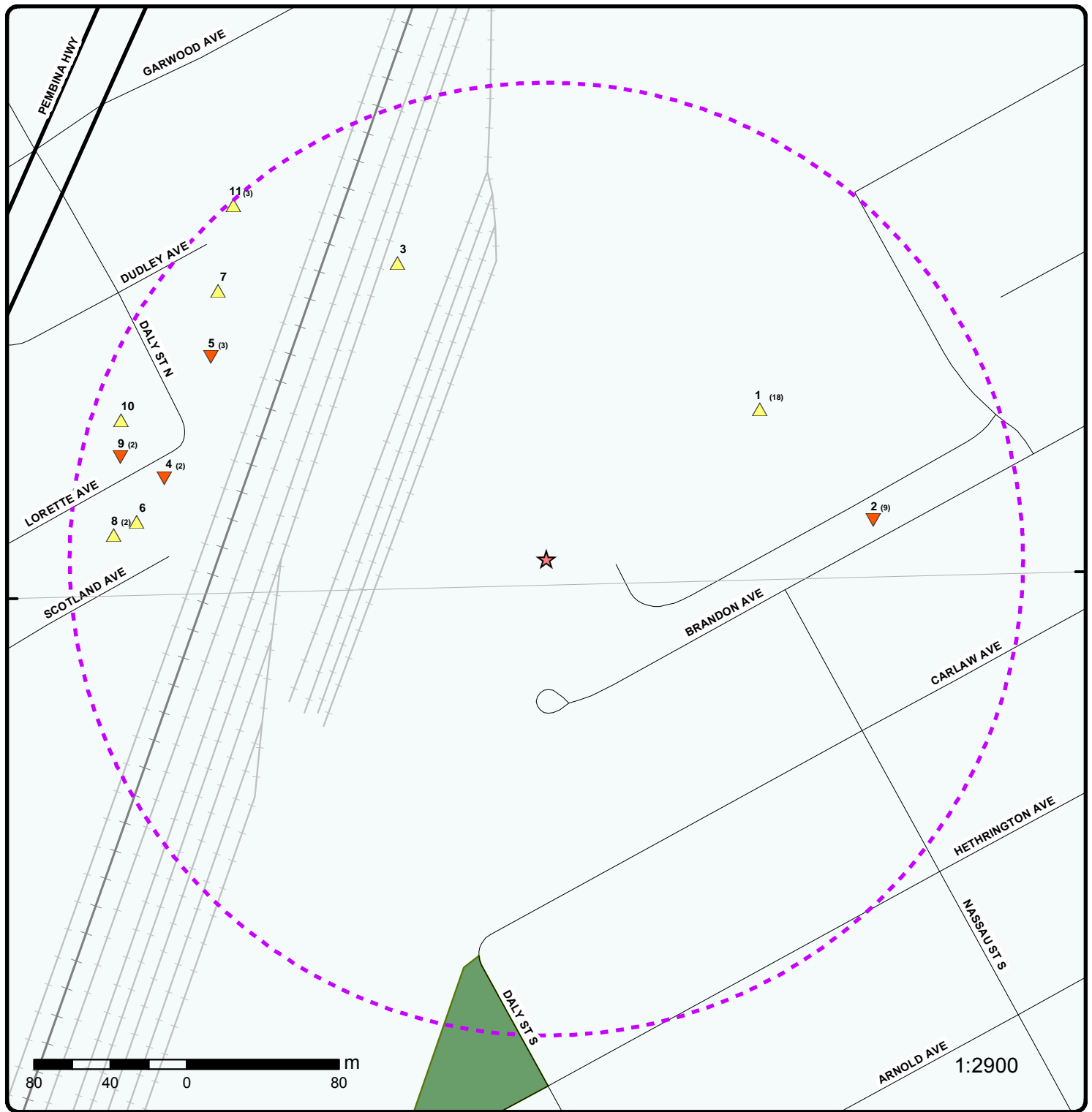
A search of the SPL database, dated Apr 2009-2012 has found that there are 4 SPL site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	421 Osborne St WINNIPEG MB R3L 2A2	NE	136.78	<a href="#">1</a>
CITY OF WINNIPEG - TRANSIT DEPARTMENT	421 Osborne St WINNIPEG MB R3L 2A2	NE	136.78	<a href="#">1</a>
	572 Dudley Ave WINNIPEG MB R3L 0S6	NW	222.33	<a href="#">7</a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	569 Brandon Ave MB	E	172.50	<a href="#">2</a>

**WWIS - Water Well Inventory**

A search of the WWIS database, dated 1880-Jul 2012 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
M40	MB	NNW	173.94	<a href="#">3</a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>



**Map** Order No: 20160531031  
 Address: 421 Osborne St, Winnipeg, MB, R3L2A2

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		



# Aerial

Order No: 20160531031

Address: 421 Osborne St, Winnipeg, MB, R3L2A2

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">1</a>	1 of 18	NE/136.8	232.9	421 OSBORNE ST Winnipeg MB R3L 2A2	CS

**File NO:** 46432  
**File Name:** CITY OF WINNIPEG BUS RAPID TRANSIT FORMER FORT ROUGE YARDS

<a href="#">1</a>	2 of 18	NE/136.8	232.9	421 Osbourne St Winnipeg MB	EHS
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**Addit. Info Ordered:** Fire Insur. Maps and/or Site Plans; Aerials Photos and/or Topographical Maps  
**Order No.:** 20040311025  
**Report Date:** 3/19/04  
**Report Type:** Complete Report  
**Search Radius (km):** 0.25

<a href="#">1</a>	3 of 18	NE/136.8	232.9	Winnipeg, City of 421 Osborne St. Transit Winnipeg MB R3L 2A2	FST
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<b>Site ID:</b> 12205	<b>Owner Category:</b> Municipal
<b>Owner:</b> Winnipeg, City of	<b>Site Status:</b> Active
<b>Operator:</b> Patek, Ed	<b>Outlet Type:</b> Fleet / Used Oil
<b>Mailing City:</b> Winnipeg MB	<b>Inventory:</b> Variance
<b>Mailing Address:</b> 100 Main St.	

<a href="#">1</a>	4 of 18	NE/136.8	232.9	CITY OF WINNIPEG - TRANSIT 421 OSBORNE ST Winnipeg MB R3L 2A2	FUEL
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<b>Permit NO:</b> 32353	<b>Lat/Long:</b>
<b>Expiry Date:</b> 12/31/2010	<b>Comment:</b> 3 - 50,000 L ULC S653 Self Contained
<b>Facility Type:</b> A/G	

<a href="#">1</a>	5 of 18	NE/136.8	232.9	CITY OF WINNIPEG - TRANSIT 421 OSBORNE ST Winnipeg MB R3L 2A2	FUEL
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<b>Permit NO:</b> 21409	<b>Lat/Long:</b>
<b>Expiry Date:</b> 12/31/2010	<b>Comment:</b> Fuel tank(s)
<b>Facility Type:</b> A/G	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">1</a>	6 of 18	NE/136.8	232.9	CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST 421 OSBORNE ST Winnipeg MB R3L 2A2	FUEL
<b>Permit NO:</b>	21417			<b>Lat/Long:</b>	
<b>Expiry Date:</b>	12/31/2010			<b>Comment:</b>	Oil tank(s)
<b>Facility Type:</b>	A/G				
<a href="#">1</a>	7 of 18	NE/136.8	232.9	CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST - PSF 421 OSBORNE ST Winnipeg MB R3L 2A2	FUEL
<b>Permit NO:</b>	32353			<b>Lat/Long:</b>	
<b>Expiry Date:</b>				<b>Comment:</b>	
<b>Facility Type:</b>	A/G				
<a href="#">1</a>	8 of 18	NE/136.8	232.9	CITY OF WINNIPEG - TRANSIT - 421 OSBORNE ST  Winnipeg MB	FUEL
<b>Permit NO:</b>	32353			<b>Lat/Long:</b>	
<b>Expiry Date:</b>	31-Dec-15			<b>Comment:</b>	
<b>Facility Type:</b>	A/G				
<a href="#">1</a>	9 of 18	NE/136.8	232.9	WINNIPEG, CITY OF - STREETS & TRANSPORT. OSBORNE ST., 421 WINNIPEG MB	GEN
<b>Registration NO:</b>	MBG001195				
<a href="#">1</a>	10 of 18	NE/136.8	232.9	WINNIPEG, CITY OF - TRANSIT OSBORNE ST., 421 WINNIPEG MB	GEN
<b>Registration NO:</b>	MBG000071				
<a href="#">1</a>	11 of 18	NE/136.8	232.9	WINNIPEG, CORPORATE SERVICES- OSBORNE ST. OSBORNE ST., 421 WINNIPEG MB	GEN
<b>Registration NO:</b>	MBG002640				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<u>1</u>	12 of 18	NE/136.8	232.9	CIT OF WINNIPEG - TRANSIT 421 OSBORNE ST Winnipeg MB R3L 2A2	GEN
<b>Registration NO:</b>		MBG00071			
<u>1</u>	13 of 18	NE/136.8	232.9	CITY OF WINNIPEG - PUBLIC WORKS (TRAFFIC SERVICES) 421 OSBORNE ST Winnipeg MB R3L 2A2	GEN
<b>Registration NO:</b>		MBG01195			
<u>1</u>	14 of 18	NE/136.8	232.9	CITY OF WINNIPEG - INFORMATION TECHNOLOGY 421 OSBORNE ST Winnipeg MB R3L 2A2	GEN
<b>Registration NO:</b>		MBG02640			
<u>1</u>	15 of 18	NE/136.8	232.9	CITY OF WINNIPEG TRANSIT SYSTEM 421 OSBORNE STREET WINNIPEG TRANSIT MAINTENANCE Winnipeg MB R3L 2A2	NPCB
<b>Company Code:</b>		V010094			
<b>Industry:</b>		Government (not Fed)			
<b>Site Status:</b>		Stored for Disposal			
<b>Transaction Date:</b>		8/9/2003			
<b>Inspection Date:</b>					
--- Details ---					
<b>Label:</b>					
<b>Serial No.:</b>					
<b>PCB Type/Code:</b>		Askarel/Askarel			
<b>Location:</b>		MAN. HYDRO STORAGE SITE			
<b>Item/State:</b>					
<b>No. of Items:</b>					
<b>Manufacturer:</b>					
<b>Status:</b>		Stored for disposal			
<b>Contents:</b>					
+					
<b>Label:</b>					
<b>Serial No.:</b>					
<b>PCB Type/Code:</b>		Askarel/Askarel			
<b>Location:</b>		MB. HYDRO STORAGE SITE			
<b>Item/State:</b>					
<b>No. of Items:</b>					
<b>Manufacturer:</b>					
<b>Status:</b>		Stored for disposal			
<b>Contents:</b>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<u>1</u>	16 of 18	NE/136.8	232.9	CITY OF WINNIPEG TRANSIT SYSTEM WINNIPEG TRANSIT MAINTENANCE 421 OSBORNE STREET WINNIPEG MB R3L 2A2	NPCB

**Company Code:** V010094  
**Industry:** GOVERNMENT(NOT FEDERAL)  
**Site Status:**  
**Transaction Date:**  
**Inspection Date:**

--- Details ---

**Label:** PN01464  
**Serial No.:**  
**PCB Type/Code:** ASKAREL/ASKAREL  
**Location:** MB.HYDRO STORAGE SITE  
**Item/State:** BARREL LIGHT BALLAST/FULL  
**No. of Items:** 1  
**Manufacturer:**  
**Status:** STORED FOR DISPOSAL  
**Contents:** 310 KG  
 +  
**Label:** PN04194  
**Serial No.:**  
**PCB Type/Code:** ASKAREL/ASKAREL  
**Location:**  
**Item/State:** BARREL LIGHT BALLAST/FULL  
**No. of Items:** 1  
**Manufacturer:**  
**Status:** STORED FOR DISPOSAL  
**Contents:** 244 KG  
 +  
**Label:** PN06742  
**Serial No.:**  
**PCB Type/Code:** ASKAREL/ASKAREL  
**Location:**  
**Item/State:** BARREL LIGHT BALLAST/FULL  
**No. of Items:** 1  
**Manufacturer:**  
**Status:** STORED FOR DISPOSAL  
**Contents:** 200 KG

<u>1</u>	17 of 18	NE/136.8	232.9	CITY OF WINNIPEG - TRANSIT DEPARTMENT 421 Osborne St WINNIPEG MB R3L 2A2	SPL
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**Incident ID:** 106941  
**Incident Date:** 6/13/2009  
**Sub Type Desc:** Spill at Service Station  
**Call Reason:** Land  
**Plan:**  
**Block:**  
**Lot:**

--- Details ---

**Amount:** 40 L  
**Contaminant Code:** UN1203-GASOLIN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">1</a>	18 of 18	NE/136.8	232.9	421 Osborne St WINNIPEG MB R3L 2A2	SPL
<b>Incident ID:</b>		108802		<b>Plan:</b>	
<b>Incident Date:</b>		10/15/2010		<b>Block:</b>	
<b>Sub Type Desc:</b>		Spill at Service Station		<b>Lot:</b>	
<b>Call Reason:</b>		Land			
--- Details ---					
<b>Amount:</b>		300 L			
<b>Contaminant Code:</b>		UN1202-DIESEL			
<a href="#">2</a>	1 of 9	E/172.5	232.5	VIA RAIL CANADA INC 569 BRANDON AVE WINNIPEG MB R3L 2V7	CS
<b>File NO:</b>		1661			
<b>File Name:</b>		VIA TRAIL CANADA INC			
<a href="#">2</a>	2 of 9	E/172.5	232.5	VIA RAIL CANADA INC 569 BRANDON AVE Winnipeg MB R3L 2V7	CS
<b>File NO:</b>		19527			
<b>File Name:</b>		VIA RAIL CANADA INC - CS			
<a href="#">2</a>	3 of 9	E/172.5	232.5	Via Rail Canada Inc. 569 Brandon Ave. Winnipeg MB	FST
<b>Site ID:</b>		13298		<b>Owner Category:</b> Independent	
<b>Owner:</b>		Via Rail Canada Inc.		<b>Site Status:</b> Active	
<b>Operator:</b>				<b>Outlet Type:</b> Used Oil	
<b>Mailing City:</b>		Winnipeg MB		<b>Inventory:</b> Exempt	
<b>Mailing Address:</b>		104-123 Main St.			
<a href="#">2</a>	4 of 9	E/172.5	232.5	VIA RAIL CANADA - 569 BRANDON AVE 569 BRANDON AVE Winnipeg MB R3L 2V7	FUEL
<b>Permit NO:</b>		25650		<b>Lat/Long:</b>	
<b>Expiry Date:</b>		12/31/2008		<b>Comment:</b> Storing used oil	
<b>Facility Type:</b>		U/G			
<a href="#">2</a>	5 of 9	E/172.5	232.5	VIA RAIL CANADA 569 BRANDON AVE Winnipeg MB R3L 2V7	FUEL
<b>Permit NO:</b>		25648		<b>Lat/Long:</b>	
<b>Expiry Date:</b>		12/31/2010		<b>Comment:</b>	
<b>Facility Type:</b>		A/G			



Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">2</a>	6 of 9	E/172.5	232.5	VIA RAIL CANADA LTD. BRANDON AVE., 569 WINNIPEG MB	GEN
<b>Registration NO:</b>		MBG003424			
<a href="#">2</a>	7 of 9	E/172.5	232.5	VIA RAIL CANADA 569 BRANDON AVE Winnipeg MB R3L 2V7	GEN
<b>Registration NO:</b>		MBG03424			
<a href="#">2</a>	8 of 9	E/172.5	232.5	VIA RAIL CANADA INC.-BRANDON AVE. WINNIPEG MAINTENANCE CENTRE 569 BRANDON AVENUE WINNIPEG MB R3L 2V7	NPCB
<b>Company Code:</b>		V010054			
<b>Industry:</b>		RAIL			
<b>Site Status:</b>					
<b>Transaction Date:</b>					
<b>Inspection Date:</b>					
<a href="#">2</a>	9 of 9	E/172.5	232.5	569 Brandon Ave MB	SPL
<b>Incident ID:</b>					
<b>Incident Date:</b>		April 25, 2011 @ 16:00			
<b>Sub Type Desc:</b>					
<b>Call Reason:</b>		air			
<b>--- Details ---</b>					
<b>Amount:</b>		unknown			
<b>Contaminant Code:</b>		unknown vapour			
<a href="#">3</a>	1 of 1	NNW/173.9	234.1	M40  MB	WWIS
<b>Water Use:</b>					
<b>Well Use:</b>		PRODUCTION			
<b>Date Completed:</b>		1939 Feb 01			
<b>Location:</b>		RIVER LOT 0999 IN PARISH OF R. C. Mission			
<b>Remarks:</b>		LOCATION NOT CORRECT, CHEMICAL ANALYSIS ONLY, LOG UNAVAILABLE			
<a href="#">4</a>	1 of 2	WNW/204.7	232.5	J-MAX AUTO BODY SERVICE LORETTE AVE., 614 WINNIPEG MB	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Registration NO:</b>		MBG002047			
<u>4</u>	2 of 2	WNW/204.7	232.5	J MAX AUTO BODY SERVICE 614 LORETTE AVE Winnipeg MB R3M 1T1	GEN
<b>Registration NO:</b>		MBG02047			
<u>5</u>	1 of 3	WNW/205.2	232.5	ELECTRA SIGN DALY ST. N., 398 WINNIPEG MB	GEN
<b>Registration NO:</b>		MBG002029			
<u>5</u>	2 of 3	WNW/205.2	232.5	ELECTRA SIGN 398 DALY ST N Winnipeg MB R3L 2K6	GEN
<b>Registration NO:</b>		MBG02029			
<u>5</u>	3 of 3	WNW/205.2	232.5	Electra Sign 398 Daly St N Winnipeg MB R3L 2K6	SCT
<b>Established:</b>		01-FEB-79			
<b>Plant Size (ft²):</b>					
<b>Employment:</b>					
--- Details ---					
<b>Description:</b>		Sign Manufacturing			
<b>SIC/NAICS Code:</b>		339950			
+					
<b>Description:</b>		Commercial and Service Industry Machinery Manufacturing			
<b>SIC/NAICS Code:</b>		333310			
+					
<b>Description:</b>		Other Printing			
<b>SIC/NAICS Code:</b>		323119			
+					
<b>Description:</b>		Sign Manufacturing			
<b>SIC/NAICS Code:</b>		339950			
+					
<b>Description:</b>		Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing			
<b>SIC/NAICS Code:</b>		334220			
<u>6</u>	1 of 1	W/215.5	233.1	J MAX AUTO SERVICES (1993) LTD 618 LORETTE AV Winnipeg MB R3M 1T1	GEN
<b>Registration NO:</b>		MBG12176			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">7</a>	1 of 1	NW/222.3	233.1	572 Dudley Ave WINNIPEG MB R3L 0S6	SPL
<b>Incident ID:</b>	107897			<b>Plan:</b>	
<b>Incident Date:</b>	05/05/2010			<b>Block:</b>	
<b>Sub Type Desc:</b>	Hazardous Waste Problem / Enquiry			<b>Lot:</b>	
<b>Call Reason:</b>	Non-Categorized / Other				
<a href="#">8</a>	1 of 2	W/227.2	233.1	MOBILE BRAKE & CLUTCH LORETTE AVE., 620 WINNIPEG MB	GEN
<b>Registration NO:</b>	MBG003252				
<a href="#">8</a>	2 of 2	W/227.2	233.1	MOBILE BRAKE & CLUTCH 620 LORETTE AVE Winnipeg MB R3M 1T1	GEN
<b>Registration NO:</b>	MBG03252				
<a href="#">9</a>	1 of 2	WNW/229.7	232.3	CORRADO'S MOBILE LORETTE AVE., 611 WINNIPEG MB R3M 3X9	GEN
<b>Registration NO:</b>	MBG006283				
<a href="#">9</a>	2 of 2	WNW/229.7	232.3	CORRADO'S MOBILE 611 LORETTE AVE Winnipeg MB R3M 3X9	GEN
<b>Registration NO:</b>	MBG06283				
<a href="#">10</a>	1 of 1	WNW/234.5	232.7	BEACON AUTO ELECTRIC (1992) INC 607 LORETTE AV Winnipeg MB R3M 3X9	GEN
<b>Registration NO:</b>	MBG12245				
<a href="#">11</a>	1 of 3	NW/247.7	232.8	CITY OF WINNIPEG 370 DALY ST Winnipeg MB	CS
<b>File NO:</b>	42351				
<b>File Name:</b>	CITY OF WINNIPEG - PUBLIC WORKS - CS				
<a href="#">11</a>	2 of 3	NW/247.7	232.8	Winnipeg, City of	FST

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
				<b>370 Daly St. Winnipeg MB</b>	
<b>Site ID:</b>	10420			<b>Owner Category:</b>	Municipal
<b>Owner:</b>	Winnipeg, City of			<b>Site Status:</b>	Active
<b>Operator:</b>	Borley, Curt			<b>Outlet Type:</b>	Fleet
<b>Mailing City:</b>	Winnipeg, MB			<b>Inventory:</b>	Daily
<b>Mailing Address:</b>	2799 Roblin Blvd.				
<a href="#"><u>11</u></a>	3 of 3	<b>NW/247.7</b>	<b>232.8</b>	<b>CITY OF WINNIPEG-PUBLIC WORKS 370 DALY ST Winnipeg MB</b>	<b>FUEL</b>
<b>Permit NO:</b>	23991			<b>Lat/Long:</b>	
<b>Expiry Date:</b>	12/31/2008			<b>Comment:</b>	Not storing used oil
<b>Facility Type:</b>	U/G				

# Unplottable Summary

Total: **99** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	WINNIPEG, CITY OF - TRANSPORTATION(1976)		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION(1975)		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION 1980		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSCONA NORTH- SOUTH CORR.		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION(1977)		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION(1978)		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION(1979)		Winnipeg MB	
CA	WINNIPEG, CITY OF - TRANSPORTATION 1981		Winnipeg MB	
CONV	Via Rail Canada Inc.		Winnipeg MB	
FUEL	CITY OF WINNIPEG - RAPID TRANSIT GARAGE		Winnipeg MB	
FUEL	VIA RAIL CANADA - PSF		Winnipeg MB	
GEN	MILLER ENVIRONMENTAL - TRACK WS23	CN RAIL TRACK #WS23	WINNIPEG MB	
NATE	WINNIPEGTRANSIT		WINNIPEG MB	
NATE	WINNIPEGTRANSIT		WINNIPEG MB	
NATE	CNRSYMMINGTONYARD		WINNIPEG MB	

NATE	CP&CNRAIL	WINNIPEG MB
NATE	CNRSYMMINGTONYARD	WINNIPEG MB
NATE	WINNIPEGTRANSIT	WINNIPEG MB
NATE	CNR	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
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NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB
NATE	CNRSPRAGUESUBDIVIS	WINNIPEG MB
NATE	CN RAIL	WINNIPEG MB







NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	WINNIPEGTRANSIT		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NEES	CN RAIL		WINNIPEG MB
NPCB	CANADIAN NATIONAL RAILWAYS-SYMMINGTON YARDS	SYMMINGTON YARDS FACILITY MAINTENANCE BLDG. 29	WINNIPEG MB
PCB	CANADIAN NATIONAL RAILWAYS -TRANSCONA	BOX 679 STATION MAIN	WINNIPEG MB

# Unplottable Report

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**Site:** WINNIPEG, CITY OF - TRANSPORTATION(1976)  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION(1975)  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION 1980  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSCONA NORTH-SOUTH CORR.  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** Two Lane Roads and Facilities  
**Date Received:** 1901.01.01  
**Date Issued:** . .

**Class:** 1000-5000 ppl  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION(1977)  
Winnipeg MB

**Database:**  
CA

**Licence NO:** **Class:**

**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION(1978)  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION(1979)  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** WINNIPEG, CITY OF - TRANSPORTATION 1981  
Winnipeg MB

**Database:**  
CA

**Licence NO:**  
**Operation Type:** -  
**Date Received:** 1901.01.01  
**Date Issued:**

**Class:**  
**Act:**  
**Proposal N:**  
**Overview:**

---

**Site:** Via Rail Canada Inc.  
Winnipeg MB

**Database:**  
CONV

**Action:** Warning  
**Date:** 99.04.03  
**Offence:** Fail to report environmental accident.

**Disposition:** Warning  
**Legislation:** DGH&TA MR 439/87 S.3(1)

---

**Site:** CITY OF WINNIPEG - RAPID TRANSIT GARAGE  
Winnipeg MB

**Database:**  
FUEL

**Permit NO:** 36928  
**Expiry Date:** 31-Dec-15  
**Facility Type:** A/G

**Lat/Long:**  
**Comment:**

---

**Site:** VIA RAIL CANADA - PSF  
Winnipeg MB

**Database:**  
FUEL

**Permit NO:** 20576  
**Expiry Date:** 31-Dec-10  
**Facility Type:** U/G

**Lat/Long:**  
**Comment:**

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

**Database:**  
GEN

**Registration NO:** MBG003192

---

**Site:** WINNIPEGTRANSIT  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44631P76  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 771228  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Overflow  
**Reason:** Error  
**Source:** Transport Truck  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** other  
**Disposal Method:** landfill  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 0.30  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** WINNIPEGTRANSIT  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44631P26  
**Reported By:** Province

---

**Material Reaction:**  
**Spill Date:** 800820  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Overflow  
**Reason:** Error  
**Source:** Storage Depot  
**Sector:** Government  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** shared  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:**  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 1.10  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CNRSYMINGTONYARD  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W26  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 771226  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**

**Cause:** Collision  
**Reason:** Other  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** sulfuric acid  
**Amount (ton):** 194.40  
**Volume (L):** 105675  
**Concentration:** 98A  
**Phase:**  
**Additional Info:**

---

**Site:** CP&CNRAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 880210  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Pipe Leak  
**Reason:** Weld, Seam Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N

**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** xylene  
**Amount (ton):** 0.01  
**Volume (L):** 0  
**Concentration:** 0  
**Phase:**  
**Additional Info:**

**Site:** CNRSYMINGTONYARD  
 WINNIPEG MB

**Database:**  
 NATE

**File No.:** 44634W06  
**Reported By:** Other  
**Material Reaction:**  
**Spill Date:** 780131  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Overflow  
**Reason:** Error  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** landfill  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**

**Material:** fuel oil no. 2  
**Amount (ton):** 7.35  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** WINNIPEGTRANSIT  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44631P15  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 770404  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Overflow  
**Reason:** Error  
**Source:** Service Station  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** other  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 1.40  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CNR  
WINNIPEG MB

**Database:**  
NATE



**File No.:** 4463-4  
**Reported By:** Environment Canada  
**Material Reaction:** N  
**Spill Date:** 820319  
**Lead Agency:** Polluter  
**Basin:**  
**Air:** N  
**DOE on Scene:** N  
**Land:** Y  
**Fresh Water:** N  
**Ground Water:** N  
**Salt Water:** N  
**Other Environment:** N  
**Waterbody:**  
**Cause:** Other  
**Reason:** Other  
**Source:** Other Storage Facilities  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** other  
**Recovery %:** 100.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:** 0  
**No. of Evacuations:** 0  
**Fine:**  
**No. of Dead:** 0  
**Cleanup Cost:**  
**Material:** sodium silicate  
**Amount (ton):** 0.11  
**Volume (L):** 109  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 811004  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**

**Other Environment:**

**Waterbody:**  
**Cause:** Above Ground Tank Leak  
**Reason:** Unknown  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** landfill  
**Recovery %:** 80.00  
**Act Invoked:** Unknown  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:**  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** sulfur  
**Amount (ton):** 0.10  
**Volume (L):** 55  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W15  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 800714  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:** SEINE RIVER  
**Cause:** Discharge  
**Reason:** Storm, Flood  
**Source:** Storage Depot  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None

**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** waste oil  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
 WINNIPEG MB

**Database:**  
 NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810326  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Gasket, Joint  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** none  
**Recovery %:** 100.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00

**No. of Dead:**  
**Cleanup Cost:**  
**Material:** hydrogen sulfide  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810305  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Above Ground Tank Leak  
**Reason:** Damage by Equipment  
**Source:** Train  
**Sector:** Other  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 6.00  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL

**Database:**

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810318  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Derailment  
**Reason:** Material Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** landfill  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** tall oil  
**Amount (ton):** 1.80  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
 WINNIPEG MB

**Database:**  
 NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810123  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**

**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Gasket, Joint  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 0.00  
**Act Invoked:** Unknown  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:**  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** vinyl acetate  
**Amount (ton):** 0.00  
**Volume (L):** 1  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W08  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 800412  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:** SEINE RIVER  
**Cause:** Discharge  
**Reason:** Storm, Flood  
**Source:** Storage Depot  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none

**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** runoff 99  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W08  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 800412  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:** SEINE RIVER  
**Cause:** Discharge  
**Reason:** Storm, Flood  
**Source:** Storage Depot  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**

**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** waste oil  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810318  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Derailment  
**Reason:** Material Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** landfill  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** sodium hydroxide  
**Amount (ton):** 0.20  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**



**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 820723  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:** Y  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Unknown  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** chlorine  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634B06  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 810305  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**

**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Collision  
**Reason:** Unknown  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 100.00  
**Act Invoked:** Unknown  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:**  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 9.20  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810112  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Error  
**Source:** Other Storage Facilities  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**

**Clean Up By:** polluter  
**Disposal Method:** recycle  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 5.50  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 830831  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Container Leak  
**Reason:** Unknown  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 80.00  
**Act Invoked:** Unknown  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N

**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** carboxin  
**Amount (ton):** 0.20  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 831128  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Gasket, Joint  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** acetic anhydride  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 810209  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:** Y  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Gasket, Joint  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** none  
**Recovery %:** 100.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** hydrogen sulfide  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W15  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 800714  
**Lead Agency:**  
**Basin:** Nelson River Drainage

**Air:**  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:** SEINE RIVER  
**Cause:** Discharge  
**Reason:** Storm, Flood  
**Source:** Storage Depot  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** surfacerun 99  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 850802  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Equipment Failure  
**Source:** Train  
**Sector:** Transportation

**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** recycle  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** calcium lignosulfonate  
**Amount (ton):** 4.50  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CNRSPRAGUESUBDIVIS  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44631P06  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 780412  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Derailment  
**Reason:** Other  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N

**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** "fuel 4,5"  
**Amount (ton):** 3.50  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 870821  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Collision  
**Reason:** Error  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 50.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 1.50  
**Volume (L):**  
**Concentration:**



Phase:  
Additional Info:

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 870901  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:** RED RIVER  
**Cause:** Valve, Fitting Leak  
**Reason:** Vandalism  
**Source:** Other Storage Facilities  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** shared  
**Disposal Method:** unknown  
**Recovery %:** 20.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** "fuel 4,5"  
**Amount (ton):** 2.50  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 880323

**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Cooling System Leak  
**Reason:** Equipment Failure  
**Source:** Other  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** other  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** pcb  
**Amount (ton):** 0.00  
**Volume (L):** 0  
**Concentration:** 0  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
 WINNIPEG MB

**Database:**  
 NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 871016  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Discharge  
**Reason:** Overstress

**Source:** Other Storage Facilities  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** shared  
**Disposal Method:** landfill  
**Recovery %:** 50.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** fuel oil no. 2  
**Amount (ton):** 0.00  
**Volume (L):** 0  
**Concentration:** 0  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 871207  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Error  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N

**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fluosilicic acid  
**Amount (ton):** 0.01  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 871209  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:** Y  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Equipment Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** refrigerator liquid nos  
**Amount (ton):**

Volume (L):  
Concentration:  
Phase:  
Additional Info:

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 4463-4-6  
**Reported By:** Environment Canada  
**Material Reaction:** N  
**Spill Date:** 900328  
**Lead Agency:** Environment Canada  
**Basin:** Nelson River Drainage  
**Air:** N  
**DOE on Scene:** Y  
**Land:** N  
**Fresh Water:** N  
**Ground Water:** N  
**Salt Water:** N  
**Other Environment:** N  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Equipment Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:**  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:** 0  
**No. of Evacuations:** 0  
**Fine:**  
**No. of Dead:** 0  
**Cleanup Cost:**  
**Material:** acetic anhydride  
**Amount (ton):** 6.90  
**Volume (L):** 6370  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W24  
**Reported By:** Environment Canada

**Material Reaction:**  
**Spill Date:** 801204  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Collision  
**Reason:** Unknown  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** landfill  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:**  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** ammonium nitrate  
**Amount (ton):** 0.90  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 880427  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**

**Cause:** Container Leak  
**Reason:** Material Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** "2,4-d"  
**Amount (ton):** 0.10  
**Volume (L):** 0  
**Concentration:** 0  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 880624  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Material Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N

**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** acetic anhydride  
**Amount (ton):** 0.00  
**Volume (L):** 0  
**Concentration:** 0  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
 WINNIPEG MB

**Database:**  
 NATE

**File No.:** 44634W30  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 751124  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Derailment  
**Reason:** Other  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** recycle  
**Recovery %:** 100.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00



**Material:** liquified petroleum gas  
**Amount (ton):** 126.00  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 891205  
**Lead Agency:** Environment Canada  
**Basin:** Nelson River Drainage  
**Air:** N  
**DOE on Scene:** N  
**Land:** Y  
**Fresh Water:** N  
**Ground Water:** N  
**Salt Water:** N  
**Other Environment:** N  
**Waterbody:**  
**Cause:** Valve, Fitting Leak  
**Reason:** Error  
**Source:** Storage Depot  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** temporary storage  
**Recovery %:** 100.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:** 0  
**No. of Evacuations:** 0  
**Fine:**  
**No. of Dead:** 0  
**Cleanup Cost:**  
**Material:** fuel oil nos  
**Amount (ton):** 0.18  
**Volume (L):** 229  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:**  
**Reported By:** Province  
**Material Reaction:** N  
**Spill Date:** 900328  
**Lead Agency:** Unknown  
**Basin:** Nelson River Drainage  
**Air:** N  
**DOE on Scene:** N  
**Land:** Y  
**Fresh Water:** N  
**Ground Water:** N  
**Salt Water:** N  
**Other Environment:** N  
**Waterbody:**  
**Cause:** Unknown  
**Reason:** Equipment Failure  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** unknown  
**Recovery %:**  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:** 0  
**No. of Evacuations:** 0  
**Fine:**  
**No. of Dead:** 0  
**Cleanup Cost:**  
**Material:** acetic anhydride  
**Amount (ton):** 6.00  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W11  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 740610  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**

**Other Environment:**

**Waterbody:**  
**Cause:** Derailment  
**Reason:** Other  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:** 0.00  
**Material:** fuel oil no. 2  
**Amount (ton):** 2.90  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

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**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 4463-4  
**Reported By:** Environment Canada  
**Material Reaction:** N  
**Spill Date:** 911028  
**Lead Agency:** Province  
**Basin:** Nelson River Drainage  
**Air:** N  
**DOE on Scene:** N  
**Land:** Y  
**Fresh Water:** N  
**Ground Water:** N  
**Salt Water:** N  
**Other Environment:** N  
**Waterbody:**  
**Cause:** Above Ground Tank Leak  
**Reason:** Damage by Equipment  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** polluter  
**Disposal Method:** temporary storage  
**Recovery %:** 99.00  
**Act Invoked:** None

**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:** 0  
**No. of Evacuations:** 0  
**Fine:**  
**No. of Dead:** 0  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 3.60  
**Volume (L):** 4500  
**Concentration:**  
**Phase:**  
**Additional Info:**

**Site:** CN RAIL  
 WINNIPEG MB

**Database:**  
 NATE

**File No.:** 44631P21  
**Reported By:** Province  
**Material Reaction:**  
**Spill Date:** 800601  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:** Y  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:**  
**Cause:** Above Ground Tank Leak  
**Reason:** Unknown  
**Source:** Train  
**Sector:** Transportation  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** none  
**Disposal Method:** none  
**Recovery %:** 0.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:**

**No. of Dead:**  
**Cleanup Cost:**  
**Material:** acetic anhydride  
**Amount (ton):**  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NATE

**File No.:** 44634W  
**Reported By:** Environment Canada  
**Material Reaction:**  
**Spill Date:** 860721  
**Lead Agency:**  
**Basin:** Nelson River Drainage  
**Air:**  
**DOE on Scene:**  
**Land:**  
**Fresh Water:**  
**Ground Water:**  
**Salt Water:**  
**Other Environment:**  
**Waterbody:** ASSINIBOINE RIVER  
**Cause:** Overflow  
**Reason:** Error  
**Source:** Other Storage Facilities  
**Sector:** Petroleum  
**Ship No.:**  
**Ship Name:**  
**Clean Up By:** shared  
**Disposal Method:** burn on site  
**Recovery %:** 80.00  
**Act Invoked:** None  
**Enforcement Resp:**  
**Fish Kill:** N  
**Oiled Birds:** N  
**Other Kill:** N  
**Vegetation Damage:** N  
**Property Damage:** N  
**Drinking Water:** N  
**Income Loss:** N  
**Other Consequences:** N  
**No. of Injuries:**  
**No. of Evacuations:**  
**Fine:** 0.00  
**No. of Dead:**  
**Cleanup Cost:**  
**Material:** fuel oil no. 2  
**Amount (ton):** 0.08  
**Volume (L):**  
**Concentration:**  
**Phase:**  
**Additional Info:**

---

**Site:** CNRSYMINGTONYARD

**Database:**

**Incident Date:** 12/26/77  
**Contaminant:** sulfuric acid  
**Amount:** 194.40  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Collision  
**Source:** Train  
**Reason:** Other  
**Sector:** Transportation

**Site:** WINNIPEGTRANSIT  
 WINNIPEG MB

**Database:**  
 NEES

**Incident Date:** 4/4/77  
**Contaminant:** fuel oil no. 2  
**Amount:** 1.40  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Overflow  
**Source:** Service Station  
**Reason:** Error  
**Sector:** Transportation

**Site:** CP&CNRAIL  
 WINNIPEG MB

**Database:**  
 NEES

**Incident Date:** 2/10/88  
**Contaminant:** xylene  
**Amount:** 0.01  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Pipe Leak  
**Source:** Train  
**Reason:** Weld, Seam Failure  
**Sector:** Transportation

**Site:** CNRSYMINGTONYARD  
 WINNIPEG MB

**Database:**  
 NEES

**Incident Date:** 1/31/78  
**Contaminant:** fuel oil no. 2  
**Amount:** 7.35  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Overflow  
**Source:** Train  
**Reason:** Error  
**Sector:** Transportation

**Site:** WINNIPEGTRANSIT  
 WINNIPEG MB

**Database:**  
 NEES

**Incident Date:** 12/28/77  
**Contaminant:** fuel oil no. 2  
**Amount:** 0.30  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Overflow  
**Source:** Transport Truck  
**Reason:** Error  
**Sector:** Transportation

---

**Site:** CNR  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/19/82  
**Contaminant:** sodium silicate  
**Amount:** 0.11  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Other  
**Source:** Other Storage Facilities  
**Reason:** Other  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 12/7/87  
**Contaminant:** fluosilicic acid  
**Amount:** 0.01  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Error  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 12/9/87  
**Contaminant:** refrigerator liquid nos  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Equipment Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/23/88  
**Contaminant:** pcb

---

**Amount:** 0.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Cooling System Leak  
**Source:** Other  
**Reason:** Equipment Failure  
**Sector:** Transportation

---

**Site:** CNRSPRAGUESUBDIVIS  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 4/12/78  
**Contaminant:** fuel 4,5  
**Amount:** 3.50  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Derailment  
**Source:** Train  
**Reason:** Other  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/18/81  
**Contaminant:** tall oil  
**Amount:** 1.80  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Derailment  
**Source:** Train  
**Reason:** Material Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/28/90  
**Contaminant:** acetic anhydride  
**Amount:** 6.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Unknown  
**Source:** Train  
**Reason:** Equipment Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/5/81  
**Contaminant:** fuel oil no. 2  
**Amount:** 9.20  
**Units:** Tonnes (Metric)

---



**Quantity:**  
**Cause:** Collision  
**Source:** Train  
**Reason:** Unknown  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 10/4/81  
**Contaminant:** sulfur  
**Amount:** 0.10  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Above Ground Tank Leak  
**Source:** Train  
**Reason:** Unknown  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 4/27/88  
**Contaminant:** 2,4-d  
**Amount:** 0.10  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Container Leak  
**Source:** Train  
**Reason:** Material Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/26/81  
**Contaminant:** hydrogen sulfide  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Gasket, Joint  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 9/1/87  
**Contaminant:** fuel 4,5  
**Amount:** 2.50  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak

---

**Source:** Other Storage Facilities  
**Reason:** Vandalism  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 8/21/87  
**Contaminant:** fuel oil no. 2  
**Amount:** 1.50  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Collision  
**Source:** Train  
**Reason:** Error  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/18/81  
**Contaminant:** sodium hydroxide  
**Amount:** 0.20  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Derailment  
**Source:** Train  
**Reason:** Material Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 1/23/81  
**Contaminant:** vinyl acetate  
**Amount:** 0.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Gasket, Joint  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 3/28/90  
**Contaminant:** acetic anhydride  
**Amount:** 6.90  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Equipment Failure

---

Sector: Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 7/21/86  
**Contaminant:** fuel oil no. 2  
**Amount:** 0.08  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Overflow  
**Source:** Other Storage Facilities  
**Reason:** Error  
**Sector:** Petroleum

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 7/14/80  
**Contaminant:** waste oil  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Discharge  
**Source:** Storage Depot  
**Reason:** Storm, Flood  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 10/28/91  
**Contaminant:** fuel oil no. 2  
**Amount:** 3.60  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Above Ground Tank Leak  
**Source:** Train  
**Reason:** Damage by Equipment  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 10/16/87  
**Contaminant:** fuel oil no. 2  
**Amount:** 0.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Discharge  
**Source:** Other Storage Facilities  
**Reason:** Overstress  
**Sector:** Transportation

---

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 6/24/88  
**Contaminant:** acetic anhydride  
**Amount:** 0.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Material Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 12/5/89  
**Contaminant:** fuel oil nos  
**Amount:** 0.18  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Storage Depot  
**Reason:** Error  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 7/23/82  
**Contaminant:** chlorine  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Unknown  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 2/9/81  
**Contaminant:** hydrogen sulfide  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Gasket, Joint  
**Sector:** Transportation

---

**Site:** CN RAIL

**Database:**

**WINNIPEG MB****NEES**

**Incident Date:** 7/14/80  
**Contaminant:** surfacerun 99  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Discharge  
**Source:** Storage Depot  
**Reason:** Storm, Flood  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
**NEES**

**Incident Date:** 4/12/80  
**Contaminant:** runoff 99  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Discharge  
**Source:** Storage Depot  
**Reason:** Storm, Flood  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
**NEES**

**Incident Date:** 6/1/80  
**Contaminant:** acetic anhydride  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Above Ground Tank Leak  
**Source:** Train  
**Reason:** Unknown  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
**NEES**

**Incident Date:** 8/31/83  
**Contaminant:** carboxin  
**Amount:** 0.20  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Container Leak  
**Source:** Train  
**Reason:** Unknown  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
**NEES**

**Incident Date:** 3/5/81  
**Contaminant:** fuel oil no. 2  
**Amount:** 6.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Above Ground Tank Leak  
**Source:** Train  
**Reason:** Damage by Equipment  
**Sector:** Other

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 1/12/81  
**Contaminant:** fuel oil no. 2  
**Amount:** 5.50  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Other Storage Facilities  
**Reason:** Error  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 11/28/83  
**Contaminant:** acetic anhydride  
**Amount:** 0.00  
**Units:**  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Gasket, Joint  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 12/4/80  
**Contaminant:** ammonium nitrate  
**Amount:** 0.90  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Collision  
**Source:** Train  
**Reason:** Unknown  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 8/2/85  
**Contaminant:** calcium lignosulfonate

---

**Amount:** 4.50  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Valve, Fitting Leak  
**Source:** Train  
**Reason:** Equipment Failure  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 6/10/74  
**Contaminant:** fuel oil no. 2  
**Amount:** 2.90  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Derailment  
**Source:** Train  
**Reason:** Other  
**Sector:** Transportation

---

**Site:** WINNIPEGTRANSIT  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 8/20/80  
**Contaminant:** fuel oil no. 2  
**Amount:** 1.10  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Overflow  
**Source:** Storage Depot  
**Reason:** Error  
**Sector:** Government

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 11/24/75  
**Contaminant:** liquified petroleum gas  
**Amount:** 126.00  
**Units:** Tonnes (Metric)  
**Quantity:**  
**Cause:** Derailment  
**Source:** Train  
**Reason:** Other  
**Sector:** Transportation

---

**Site:** CN RAIL  
WINNIPEG MB

**Database:**  
NEES

**Incident Date:** 4/12/80  
**Contaminant:** waste oil  
**Amount:** 0.00  
**Units:**

---

**Quantity:**  
**Cause:** Discharge  
**Source:** Storage Depot  
**Reason:** Storm, Flood  
**Sector:** Transportation

---

**Site:** CANADIAN NATIONAL RAILWAYS-SYMINGTON YARDS  
SYMINGTON YARDS FACILITY MAINTENANCE BLDG. 29 WINNIPEG MB

**Database:**  
NPCB

**Company Code:** V0178  
**Industry:** CANADIAN NATIONAL  
**Site Status:**  
**Transaction Date:** 2/21/2000  
**Inspection Date:**

--- Details ---

**Label:** OR01313  
**Serial No.:** 20153  
**PCB Type/Code:** ASKAREL/PYRANOL  
**Location:** MANITOBA BEACH JUNCTION  
**Item/State:** CAPACITOR/FULL  
**No. of Items:** 1  
**Manufacturer:** CGE  
**Status:** IN-USE  
**Contents:** 2 L  
+  
**Label:** OR01319  
**Serial No.:** WH 823C501A23  
**PCB Type/Code:** ASKAREL/INERTEEN  
**Location:** SYMINGTON YARDS, DIAMOND  
**Item/State:** CAPACITOR/FULL  
**No. of Items:** 1  
**Manufacturer:** SNOW BLOWERS  
**Status:** IN-USE  
**Contents:** 4 L  
+  
**Label:** OR01316  
**Serial No.:** 8E-5604  
**PCB Type/Code:** ASKAREL/INERTEEN  
**Location:** SYMINGTON YARDS CAR SHOP  
**Item/State:** CAPACITOR/FULL  
**No. of Items:** 1  
**Manufacturer:** WESTINGHOUSE  
**Status:** IN-USE  
**Contents:** 4 L  
+  
**Label:** OR01312  
**Serial No.:** WH 8E-5604  
**PCB Type/Code:** ASKAREL/INERTEEN  
**Location:** "SYMINGTON YARDS, ""L"" TOWER  
**Item/State:** CAPACITOR/FULL  
**No. of Items:** 1  
**Manufacturer:** COMP. BUILDING"  
**Status:** IN-USE  
**Contents:** 4 L  
+  
**Label:** OR01315  
**Serial No.:** 8E-5604  
**PCB Type/Code:** ASKAREL/INERTEEN



**Location:** SYMINGTON YARDS CAR SHOP  
**Item/State:** CAPACITOR/FULL  
**No. of Items:** 1  
**Manufacturer:** CGE  
**Status:** IN-USE  
**Contents:** 4 L

---

**Site:** CANADIAN NATIONAL RAILWAYS -TRANSCONA  
BOX 679 STATION MAIN WINNIPEG MB

**Database:**  
**PCB**

## 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 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: Oct 31, 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: Oct 31, 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\**

**Waste Generators Summary:**

Federal [FCS](#)

The Federal Contaminated Sites Inventory includes information on 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-Oct 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: Jun 30, 2014*

**Greenhouse Gas Emissions from Large Facilities:**

Federal GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

*Government Publication Date: Dec 31, 2013*

**Indian & Northern Affairs Fuel Tanks:**

Federal IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of 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.

*Government Publication Date: 1974-1994\**

**National Defense & Canadian Forces Fuel Tanks:**

Federal [NDFT](#)

The Department of National Defense 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 Defense & Canadian Forces Spills:**

Federal [NDSP](#)

The Department of National Defense 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 Energy Board Wells:**

Federal [NEBW](#)

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

*Government Publication Date: 1920-Feb 2003\**

**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 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. Federal out-of-service PCB containing equipment and 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](http://www.nickles.com).

*Government Publication Date: 1988-2015*

**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 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.





## **FIRE INSURANCE MAP RESEARCH RESULTS**

**Date: 6/6/2016**

**Order Number: 20160531031**

**421 Osborne St, Winnipeg, MB, R3L2A2**

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:  
421 Osborne St, Winnipeg, MB, R3L2A2

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

*Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.*



# STANDARD LIMITATIONS

## PHASE I ENVIRONMENTAL SITE ASSESSMENT (PHASE I ESA)

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*These Standard Limitations form part of the Report to which they are appended and any use of the Report is subject to them.*

### 1. EXCLUSIVE USE BY CLIENT

This Report was prepared for the exclusive use of the client identified as the intended recipient. Any use of the Report by any other party without the written consent of MMM Group Limited is the sole responsibility of such party. MMM Group Limited accepts no responsibility for damages that may be suffered by any third party as a result of decisions made or actions taken based on the Report.

### 2. SCOPE, TERMS AND CONDITIONS OF CONTRACT

The observations, investigations and interviews (hereinafter referred to as the "Work") upon which this Report is based were carried out in accordance with the scope, terms and conditions of the contract or the proposal pursuant to which the Work was commissioned. The conclusions presented in the Report are based solely upon the scope of services described in the contract or the proposal and governed by the time and budgetary constraints imposed by them.

### 3. STANDARD OF CARE

The Phase I ESA was carried out in accordance with generally accepted environmental study and/or professional practices, industry standards and applicable environmental regulations. No other warranties are either expressed or implied with respect to the professional services provided under the terms of the contract or proposal and represented in this Report.

### 4. SCOPE OF THE PHASE I ESA

A Phase I ESA is conducted as a preliminary determination of the likelihood that contaminants may affect soil or water on the subject property. It is based on a visual assessment of the property and review of existing information as it is reasonably accessible. Sample collection and analyses are not elements of a Phase I ESA. The nature of the Work dictates that findings and conclusions in the Report may not be definitive, and may include qualitative statements based on professional judgement, the observations made and the data reviewed.

### 5. AVAILABILITY OF SITE

The Work performed was based, in part, on visual observations of the subject property and attendant structures. Findings cannot be extended to portions of the property or structures that were not available for observation at the time of our site reconnaissance due to objects or coverings, or inaccessibility for reasons beyond the control of

MMM Group Limited. The methods of evaluation employed, while intended to minimize the potential for environmental concerns to go undetected, cannot guarantee that such concerns are, in fact, absent. For instance, the absence of contamination in soil can only be confirmed based on a soil sampling and analytical program.

### 6. INFORMATION SUPPLIED BY OTHERS

The research performed for a Phase I ESA considers information supplied by others (e.g., local, provincial and federal agencies, property owner and/or occupant). All information supplied by others was considered based on professional judgement; however, MMM Group Limited did not verify its accuracy unless specifically noted in the Report. MMM Group Limited does not assume any obligation to update information supplied by others or to confirm that it constitutes all that exists and pertains to the property.

### 7. REASONABLE CONCLUSIONS

The conclusions of the Phase I ESA regarding the likelihood of contaminant effects on the subject property are based on observations and a review of information from other sources as identified in the Report. The possibility remains that unexpected environmental conditions may be encountered at the property; in which case, MMM Group Limited should be notified in order that we may determine if modifications to the conclusions presented in this Report are necessary.

### 8. REPORT AS A COMPLETE DOCUMENT

This Report must be read as a whole and sections taken out of context may be misleading. If discrepancies exist between the preliminary (draft) and final versions of the Report, the final version of the Report shall take precedence.

### 9. LIMITATION OF LIABILITY

MMM Group Limited's liability with respect to the Phase I ESA is limited to re-performing, without cost, any part of the Work that is unacceptable solely as a result of failure to comply with industry standards. MMM Group Limited's maximum liability is limited in accordance with terms in the original contract, provided that notice of claim is made within regulated timelines as of the date of delivery of the Report.