PINCHIN ENVIRONMENTAL

MEMBER OF PG THE PINCHIN GROUP

Environmental Act Licence Application
78 PTH 52 West
Steinbach, Manitoba

Prepared for:

Mid Canada Millwork Ltd.
78 PTH 52 West
Steinbach, Manitoba
R5G 1X8

Attention: Mr. Darryl Friesen

April 4, 2014

Pinchin File: 89322
Manitoba Conservation File: 5595.00

EXECUTIVE SUMMARY

Pinchin Environmental Ltd. ("Pinchin") was authorized by Darryl Friesen of Mid Canada Millwork Ltd. ("Client") to prepare an Environmental Act Licence Application to obtain a Class 1 Development Licence under the Manitoba Environment Act for existing works and operation of a millwork facility located at 78 PTH 52 West, Steinbach, Manitoba (hereafter referred to as the "Site").

Mid Canada Millwork is a high-end architectural millwork firm started in 1976, currently operating in an 8,361 m^2 manufacturing facility. Products produced include wall and ceiling panels, reception desks, Corian counter tops and casework. There are no plans to change the manufacturing process, technology, move or expand.

Manufacturing operations are conducted indoors and include the use of an automated cutting machine, a hydraulic press, metal inert gas ("mig") welding units, various tools and metal working machines. Various sheet wood products and Plexiglas are cut, assembled and painted on-Site. Completed products are moved to the packaging and shipping area on conveyor belts. The final products are loaded onto trucks at the bay doors located on the south side of the Site Building.

Mitigation measures used on-Site to reduce environmental impacts include three sawdust collectors that exhaust to the building exterior. Three paint booths equipped with air filters and air circulation systems are vented to the Site Building roof. Wood pieces of various sizes are placed on racks and sprayed within the paint booths using oil based paints and compressed air. Paint is kept within a separate explosion-proof room which is ventilated to the east side of the Site Building. The paints are stored in 20-Litre ("L") pails and kept in an orderly fashion. The paint storage room also has a paint mixing and paint gun cleaning area. No floor drains are located within the paint storage room. Various containers of oil, solvents, degreasers, cooling (spindle) oil and lubricating oil are stored in manufacturer supplied containers on shelves within the maintenance shop.

Hazardous materials generated at the Site include n-Butyl acetate, ethyl acetate, ethyl alcohol, isopropyl alcohol, methanol, toluene and xylene. These chemicals are primarily associated with the painting operations in the east-central portion of the Site Building. Empty chemical containers are picked up for disposal monthly by Miller Environmental for off-Site disposal. Waste oil is dropped off at the Steinbach recycling centre on an as needed basis. Sawdust and domestic waste is transported daily to the local landfill. Recyclables are picked up by Eastman Recycling once per week for off-Site recycling.

Based on a 2009 National Pollutant Release Inventory ("NPRI") calculation conducted by Mid Canada Millwork, the NPRI reporting threshold was exceeded for volatile organic compound ("VOC") emissions and emissions of particulate matter less than 10 microns in diameter ("PM10") and particulate matter less than 2.5 microns in diameter ("PM2.5"). The NPRI calculation was provided to Environment Canada.

A greenhouse gas emissions calculation was conducted by Pinchin using the annual natural gas consumption for the Site. The Site generated an estimated 410 tonnes of CO_2 equivalent in 2013. Mid Canada Millwork did not exceed the 50,000 tonne threshold of CO_2 equivalent and is not required to report to the Government of Canada.

All manufacturing activities are continuously monitored which includes quality of work, health and safety, proper environmental handling of materials and general housekeeping. Mid Canada Millwork understands that any significant change to the manufacturing process will require approval from Manitoba Conservation's Environmental Approvals Branch.

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

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1.0 INTRODUCTION

1.1 Background

Pinchin Environmental Ltd. ("Pinchin") was authorized by Darryl Friesen of Mid Canada Millwork Ltd. ("Client") to prepare an Environmental Act Licence Application to obtain a Class 1 Development Licence under the Manitoba Environment Act for existing works and operation of a millwork facility located at 78 PTH 52 West, Steinbach, Manitoba (hereafter referred to as the "Site").

Pinchin conducted a Phase I ESA for the Site dated July 26, 2013. As part of the Phase I ESA, Pinchin conducted a Site reconnaissance on July 22, 2013, and was accompanied by Mr. Doug Wilson, Maintenance Supervisor for the Site since 1991 and Mr. Mike Koniak, Chief Executive Officer for the Site since 2003. As part of the Environmental Act Licence Application, additional information was provided by Mr. Darryl Friesen, President of the Site. Mr. Wilson, Mr. Koniak and Mr. Friesen will hereafter be referred to as the "Site Representatives".

1.2 Need and Purpose for the Development

Mid Canada Millwork is a high-end architectural millwork firm. The corporate headquarters and state-of-the-art 8,361 square metre ("m^2") (90,000 square foot ("ft^2")) manufacturing facility is located in Steinbach, Manitoba. Mid Canada Millwork is the leading North American manufacturer of premium grade architectural millwork, architectural casework and custom grade laboratory casework dedicated to providing the best in quality and service. Mid Canada Millwork's team of skilled cabinetmakers, finishers and craftspeople have worked on some of the world's most prestigious architectural projects.

Mid Canada Millwork was first operational in 1976, The Class 1 Development Licence is required for continued operation of the millwork facility.

1.3 Previous Studies

The following Phase I Environmental Site Assessment was conducted for the Site and is appended in Appendix I:

- Report entitled "*Phase I Environmental Site Assessment, 78 PTH 52 West, Steinbach, Manitoba*" prepared by Pinchin for Client, dated July 26, 2013.

1.4 Alternatives

Given that Mid Canada Millwork has already been operating at the Site since 1976, any alternatives to be considered are alternative manufacturing processes. Mid Canada Millwork is not considering modifying the manufacturing processes at this time.

2.0 DESCRIPTION OF CURRENT/PROPOSED DEVELOPMENT

2.1 Site Operations

Mid Canada Millwork is a custom millwork operation specializing in architectural millwork. Products produced include wall and ceiling panels, reception desks, Corian counter tops and casework. The north portions of the Site Building are utilized for offices. A copy of the floor plan is provided in Appendix II.

Raw materials including plywood, lumber, particle board, MDF, Corian, Plexiglas, and P-lam sheets are received at the two bay doors on the southwest corner of the Site Building and stored within the southwest portions of the Site Building. A large automated cutting machine cuts the raw material into the required sizes and then the pieces are moved to various stations throughout the woodworking floor. After millworking and painting, the pieces are assembled in the central portion of the Site Building and the finished pieces are moved to the packaging and shipping area on conveyor belts, located within the southeast portions of the Site Building. The final products are loaded onto trucks at the bay doors located on the south side of the Site Building.

A paint area is located within the east central portions of the Site Building. Three paint booths equipped with air filters and air circulation systems are vented to the Site Building roof. Wood pieces of various sizes are placed on racks and sprayed within the paint booths using oil based paints and compressed air. Paint is kept within a separate explosion-proof room which is ventilated to the east side of the Site Building. The paints are stored in 20-Litre ("L") pails and kept in an orderly fashion. The paint storage room also has a paint mixing and paint gun cleaning area. No floor drains were noted within the paint storage room.

A maintenance shop is located within the west central portion of the Site Building. Various tools, metalworking machines and metal inert gas ("mig") welding units are located within the shop. Various containers of oil, solvents, degreasers, cooling (spindle) oil and lubricating oil stored in manufacturer supplied containers are stored on shelves within the shop. No staining was observed on the concrete floor and the floor appeared to be in good condition.

A sawdust collection system is located throughout the woodworking floor and connected to large bag filters located adjacent to the east and south elevations of the Site Building. Sawdust collected in these systems is emptied into the on-Site truck owned by Mid Canada Millwork and disposed of at the Steinbach landfill.

Mid Canada Millwork adheres to the American Woodworking Institute guidelines and follows lean manufacturing principles.

2.2 Certificates of Title

The legal description of the Site is Lots 31 and 32, Plan 4068 and Lot 1, plan 4595. The Site is owned by Mid Canada Millwork Ltd. Figure 2 illustrates the Site and surrounding area, including lot boundaries. The Certificates of Title are attached in Appendix III.

2.3 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the southeast corner of the intersection of PTH 52 West and Lund Road, in Steinbach, Manitoba. The Site is situated in an industrial park. Nearby occupants include industrial, commercial and residential land uses. Figure 2 illustrates the Site and surrounding area.

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

Topic	Findings
Approx. Site Area	3.45 hectares (8.53 acres).
Buildings on-Site	One.
Approx. Year of Construction and Significant Additions or Renovations	The original portions of the Site Building were reportedly constructed in 1976. The lunchroom and east central portions of the Site Building were constructed in 1979 and the southwest portions of the Site Building were constructed in 1989. Additional offices on the northwest portion of the Site Building were constructed in 1996.
Number of Floors (Including ground level)	One with a mezzanine level in the north portions of the Site Building.
Subsurface Levels	None.
Approx. Footprint Area of Building	6,968 m²” (75,000 ft²).
Approx. Total Area of Building	7,432 m² (80,000 ft²).
Heating/Cooling	Natural gas-fired rooftop heating/ventilation/air-conditioning (“HVAC”) units for the offices in the north portions of the Site Building. Natural gas-fired radiant heaters in the manufacturing areas in the south portions of the Site Building.
Elevators	None.

Topic	Findings
Emergency Generators	None.
Landscaped/Grassed/Bare Ground Areas	A gravel parking area is located to the east of the Site Building and a gravel shipping and receiving area is located south of the Site Building. Landscaping is present along the north Site boundary.
Paved or Other Sealed Surface Materials	Two asphalt-paved parking areas are adjacent to the north side of the Site Building.

No changes to the land use are expected as part of this project.

2.4 Activities on Adjacent Properties

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

Topic	North	East	South	West
Operation/ Activity	PTH 52 West followed by the Loewen Windows manufacturing facility.	Single-family residential dwellings followed by a Fas Gas Retail Fuel Outlet approximately 115 m northeast of the Site.	Vacant undeveloped land followed by single-family residential dwellings.	Several commercial and industrial operations (80 to 108 PTH 52 West).

2.5 The RM of Hanover Development Plan

The City of Steinbach Official Community Plan contains a "Land Use Policy Areas Map" which is included within Appendix IV. The Map shows that the site is located within an Industrial Policy area. The area to the north is commercial followed by industrial. The area to the east is residential and CBD Transitional Zone followed by the Central Business District. The area to the south is currently vacant but is zoned for residential development.

2.6 Schedule of Development

No additional developments are planned at this time. The normal operating hours of the manufacturing facility are as noted below.

- Plant Personnel:
  - Monday to Friday 7 AM to 3:15 PM
- Office Personnel:
  - Winter hours Monday to Friday 8 AM to 4:30 PM
  - Summer hours Monday to Thursday 7 AM to 4:30 PM
  - Summer hours Friday 8 AM to Noon
  - Occasionally Saturdays

2.7 Funding

No funding requests have been made for the Site.

2.8 Other Federal, Provincial or Municipal Approvals

No other Federal, Provincial or Municipal approvals, licences, permits or authorizations have been identified as being required at this time.

2.9 Public Consultation

No additional developments are planned and so no public consultation has been conducted.

3.0 DESCRIPTION OF EXISTING ENVIRONMENT IN THE PROJECT AREA

3.1 Topographic, Geologic and Hydrogeologic Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat. There is a ditch that separates Lot 32 and Lot 1 that is used to divert overflowing water away from Giesbrecht Street. The Site is located approximately 259 metres above sea level.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.
Subsurface Soils	Clayey or loamy lacustrine deposits underlain by lacustrine clay.
Fill Materials	Clean fill is imported to the Site to grade the gravel parking areas on an as-needed basis. The clean fill materials come from the Diamond Construction gravel pit located in Steinbach, Manitoba.
Bedrock Type	Palaeozoic carbonate formations consisting of limestone and dolomitic limestone.
Inferred Bedrock Depth	30 to 80 meters.
Groundwater	Groundwater is not used as a source of potable water. Water for the Site and surrounding properties is provided by the City of Steinbach.
Nearest Open Water Body	An unnamed creek is located approximately 0.5 km west of the Site. This creek flows northwest towards the Red River, located approximately 32 to 33 km west of the Site. Another creek is located approximately 1.7 km northeast of the Site.
Inferred Groundwater Flow Direction	West based on the location of the Red River and regional drainage patterns.
Climatic Conditions	The climatic conditions for the RM of Hanover is designated as dominantly sub-humid, cool continental. The mean annual precipitation for the area is 515 mm with approximately 419 mm falling as rain during the period of April to October and about 96 mm as snow during the winter. June is the wettest month with 77 mm of rainfall. The study area has a mean annual temperature of about 7.8 °C. July is the warmest month with an average temperature of 25.8 °C. January is the coldest month with an average temperature of -13.8 °C. The average frost free season above 0 degrees C is 114 days (Canada-Manitoba Soi1 Survey, Soils of the Rural Municipality of Hanover, Report D82).

3.2 Biological Setting

Topic	Findings
Aquatic Environment	A Stream is located approximately 0.5 km west of the Site. There are five industrial/commercial properties (several of which are multi-tenant) separating the Site from the stream. Given that all cutting, sanding and painting activities occurring on-Site are conducted indoors, the project is not expected to have any impact on any aquatic life present within the stream.
Terrestrial	Asphalt parking is located north of the Site Building. A gravel parking area is located to the east of the Site Building and a gravel shipping and receiving area is located south of the Site Building. Landscaping in the form of a few trees and grass (lawn) is present along the north Site boundary. The Site is located within the City of Steinbach and would have typical terrestrial life expected within a city including birds, small mammals, invertebrates, insects, etc.
Threatened or Endangered Species	The Manitoba Conservation Data Centre was contacted to conduct a search of the Manitoba Conservation Data Centre's rare species database. The search found no occurrences of rare species in the area of the Site (response dated February 18, 2014).
Resource Use	No forestry, mining, hydroelectric or oil and gas resources are known to be located near the Site. Agricultural land is located 0.65 km southwest and 0.8 km northwest of the Site. Park and green space areas are located 0.4 km west of the Site, 0.5 km southwest of the site, 0.5 m east of the Site, 0.6 km south of the Site, 0.9 km east of the Site and 1.7 km northeast of the Site.

3.3 Socioeconomic Environment

Mid Canada Millwork has approximately 106 full and part time employees. Mid Canada Millwork contributes to life in the community in myriad ways by creating capacity for social, cultural and economic development. Mid Canada Millwork has long been recognized as a major contributor to the strengthening and diversifying the local economy. Annually, Mid Canada Millwork generates more than $25 million of direct economic activity. Construction activities also significantly contribute to the City of Steinbach's economy indirectly. Mid Canada Millwork contributes to a stronger society in Steinbach, Manitoba and the world. Key socioeconomic elements are reviewed the following table:

Topic	Findings
Public Safety and Human Health Risks	There are no known public safety issues located on-Site. All manufacturing adheres to the American Woodworking Institute guidelines and general best practices. A detailed health and safety assessment was not conducted as part of this licence application.
Protected Areas	There are no protected areas in the vicinity of the Site based on a review of Manitoba Conservation's map entitled "Protected Areas in Manitoba" dated January 2014.
Heritage Resources	Based on the Province of Manitoba's Historic Resources Branch, the closest heritage property to the Site is the Friesen House located at 255 Hanover Street, Steinbach (49°31′40″N 96°41′08″W) identified as Manitoba Municipal Heritage Site No. 261.
First Nation Communities	The Site is not located within a First Nation Community.

4.0 DESCRIPTION OF ENVIRONMENTAL EFFECTS

4.1 Wastes Produced

4.1.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning and building maintenance were noted on-Site at the time of the Site reconnaissance. All chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Building. Hydraulic oil stored in a steel reservoir was observed in the central area of the manufacturing floor for the press. Hydraulic oil, cooling (spindle) oil and lubricating oil, primarily stored in manufacturer supplied containers. The containers were stored on shelves within the maintenance shop in the west central portion of the Site Building. The reported quantities of chemicals used over a period of a year includes: n-Butyl acetate (5,812.5 kg), ethyl acetate (1,795.1 kg), ethyl alcohol (3,779.8 kg), isopropyl alcohol (2062.5 kg), methanol (1,971.0 kg), toluene 8,943.1 kg) and xylene (3,324.7 kg) (2008 data). These chemicals are primarily associated with the painting operations in the east-central portion of the Site Building and are stored in manufacturer supplied 20-L pails.
Compressed Gases	Propane (four 50-pound cylinders) stored in a locked metal cage adjacent to the south side of the Site Building, used for the on-Site forklifts.
Hazardous Waste	Empty chemical containers are stored in a small shed out in the parking lot (east side). Empty chemical containers are picked up for disposal approximately once per month by Miller Environmental for off-Site disposal. Waste oil is dropped off at the Steinbach recycling centre on an as needed basis.
Aboveground or Belowground Storage Tanks	No aboveground or belowground storage tanks were observed on-Site, and none were reported by the Site Representatives. No evidence of fill or vent pipes was observed at the time of the Site reconnaissance.

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

4.1.2 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Sawdust and domestic refuse is deposited in a garbage truck located adjacent to the southwest corner of the Site Building and removed for off-Site disposal at the local landfill on an as-needed basis by Mid Canada Millwork.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic totes located in the offices areas of the Site Building and removed to an off-Site recycling facility twice per week by Mid Canada Millwork.

4.1.3 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Phase I ESA Site reconnaissance conducted at the Site on July 22, 2013. The Site Representatives reported that no known historical chemical spills have occurred on-Site.

4.1.4 Water and Wastewater

Topic	Findings
Water Supply Source	City of Steinbach. Groundwater is not used as a source of potable water.
Water Use	Water is used for domestic-related activities.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	None observed and none reported by the Site Representatives.
Grease Traps	None observed and none reported by the Site Representatives.
Oil/Water Separators	None observed and none reported by the Site Representatives.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil or discharge into the municipal storm sewers.
Wells	None observed and none reported by the Site Representatives.
Watercourses, Ditches or Standing Water	There is a ditch that separates Lot 32 and Lot 1 that is used to divert overflowing water away from Giesbrecht Street.

4.1.5 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	Kitchen exhausts are discharged through roof stacks.
Electricity Emergency Generator On-Site	None observed and none reported by the Site Representatives.
Heating/Cooling System(s)	Natural gas-fired rooftop HVAC units provide heating and cooling for the offices in the north portions of the Site Building. Natural gas-fired radiant heaters provide heating in the manufacturing areas in the south portions of the Site Building. Prior to 2012, a wood-burning furnace was historically used during the winter months as a secondary heating supply. Ozone depleting substances such as R-22 or R-12 may be located in rooftop HVAC units and residential refrigeration units.
Process Vents	Multiple ventilation systems for air circulation were observed throughout the painting areas and one exhaust fan was utilized to exhaust fugitive emissions from the paint storage room within the east central portions of the Site Building. "Paint arrestor type" spray booths include one Devilbiss IFP1098 and two Devilbiss IFP1498 units equipped with BGE RLM47D-2-40 ¼ 150 filter material.

4.2 National Pollutant Release Inventory

Mid Canada Millwork conducted a National Pollutant Release Inventory ("NPRI") calculation in 2009. The emissions were calculated based on emissions originating from the paint shop, adhesives, natural gas burning, wood burning and wood dust to provide the total emissions expected for the Site. Based on the information provided, the NPRI threshold was exceeded for volatile organic compounds ("VOCs") (12.0699 tonnes vs. a reporting threshold of 10 tonnes), emissions of particulate matter less than 10 microns in diameter ("PM_{10}") (0.6652 tonnes vs. a reporting threshold of 0.5 tonnes), and particulate matter less than 2.5 microns in diameter ("$PM_{2.5}$") (0.6469 tonnes vs. a reporting threshold of 0.3 tonnes). The information was provided to Environment Canada. The wood burning boiler, which was a factor in the above calculations, is no longer in use. Pinchin has not verified the above calculations. A copy of the information provided to Pinchin has been provided in Appendix V.

4.3 Greenhouse Gas Inventory

In March 2004, the Government of Canada announced the introduction of mandatory reporting of greenhouse gas (Federal GHG) emissions. The reporting threshold for facility emissions is set at 50,000 tonnes of carbon dioxide ("CO_2") equivalent annually. Pinchin has evaluated the reporting obligations for Mid Canada Millwork and concludes that based on the annual natural gas consumption for the Site, Mid Canada Millwork's emissions were estimated to be 410 tonnes of CO_2 equivalent in 2013. Mid Canada Millwork did not exceed the 50,000 tonne threshold of CO_2 equivalent and is not required to report to the Government of Canada.

5.0 MITIGATION MEASURES AND RESIDUAL ENVIRONMENTAL EFFECTS

The major environmental and human health concerns located at the Site, the mitigation measures in place and the residual environmental effects are noted in the table below.

Concern	Mitigation Measures	Residual Environmental Effect
Air Quality: Paint Shop	"Paint arrestor type" spray booths include one Devilbiss IFP1098 and two Devilbiss IFP1498 units equipped with BGE RLM47D-2-40 ¼ 150 filter material.	Air emissions associated with the paint booths is the largest contributing factor to the VOC emissions produced at the Site. The 2009 calculation reported 12.0699 tonnes per year exceeding the NPRI reporting threshold of 10 tonnes per year. The 2009 report was provided to Environment Canada.

Concern	Mitigation Measures	Residual Environmental Effect
Air Quality, Dust Control: Sawdust Collection System	A sawdust collection system with bag filters. Sawdust is emptied into the on-Site truck owned by Mid Canada Millwork and disposed of at the Steinbach landfill.	Dust originating from the sawdust collection system is the largest contributing factor to the PM_{10} and $PM_{2.5}$ emissions produced at the Site. The 2009 calculation reported 0.6652 and 0.6469 tonnes per year, respectively exceeding the NPRI reporting thresholds of 0.5 and 0.3 tonnes per year. The 2009 report was provided to Environment Canada.
Solid Waste Disposal	All wastes are disposed of off-Site. Empty chemical containers are removed by Miller Environmental, waste oil is taken to a hazardous waste recycling facility, sawdust and domestic waste is disposed of at the local landfill, recycling is brought to the local recycling facility.	No significant residual environmental effects on-Site.
Endangered species, fish, wildlife, habitat, forestry, heritage resources	Best practices are employed for all manufacturing activities; additionally, the Site is located within an industrial park with no identified endangered species, fish, wildlife habitat, forestry or heritage resources located on or adjacent the Site.	No significant residual environmental effects on-Site.
Adjacent Properties	Best practices are employed for all manufacturing activities and the Site is located within an industrial park.	No significant residual environmental effects on adjacent properties.

6.0 MONITORING

All manufacturing activities are continuously monitored which includes quality of work, health and safety, proper environmental handling of materials and general housekeeping. Mid Canada Millwork understands that any significant change to the manufacturing process will require approval from Manitoba Conservation's Environmental Approvals Branch.

7.0 STANDARD LIMITATIONS

This Environmental Act Licence Application was performed in order to identify potential issues of environmental concern associated with the Mid Canada Millwork in relation to obtaining a licence for operation. This Environmental Act Licence Application was performed in general compliance with currently acceptable practices and specific Client requests, as applicable to this Site. This report was prepared for the exclusive use of Mid Canada Millwork, subject to the conditions and limitations contained within the duly authorized workplan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will not be liable for any losses or damage if Client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of *The Limitation of Actions Act, RSM 1987, c. L150 (Manitoba) and amendments thereto,* to commence legal proceedings against Pinchin to recover such losses or damage.

The information provided in this report is based upon analysis of available documents, records and drawings and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed, contacted or reports that were reviewed.

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

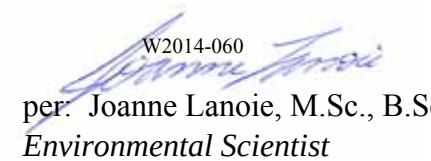
8.0 CLOSURE

The conclusions represent the best judgement of the assessor based on information provided by others and current environmental standards.

We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.



per: Joanne Lanoie, M.Sc., B.Sc.
Environmental Scientist
Environmental Due Diligence & Remediation
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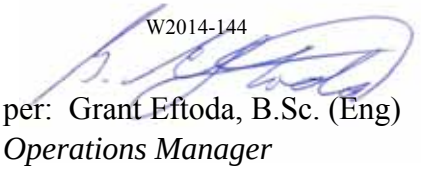

per: Grant Eftoda, B.Sc. (Eng)
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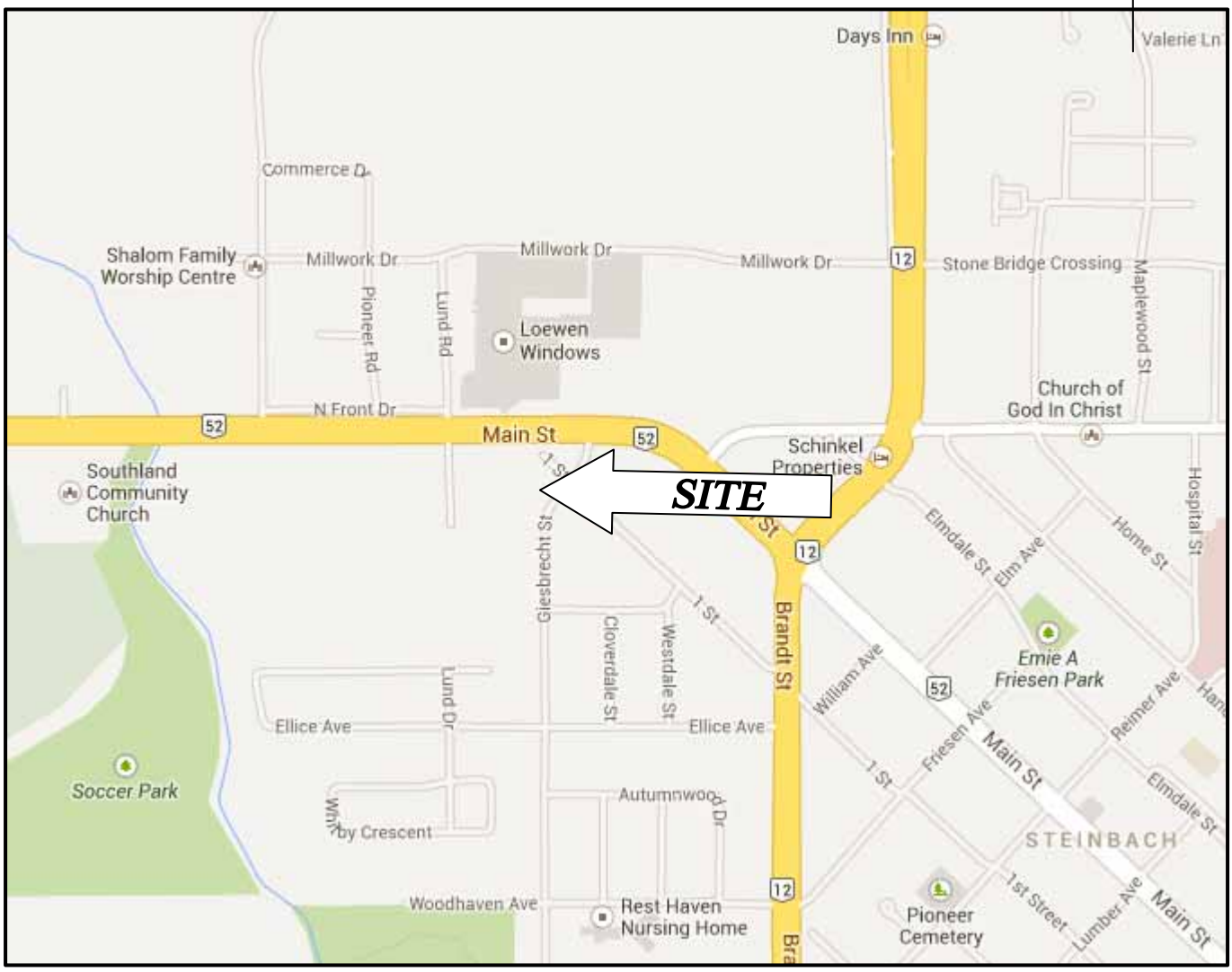
FIGURES



PINCHIN ENVIRONMENTAL	PROJECT NAME: ENVIRONMENTAL ACT LICENCE APPLICATION			
	CLIENT NAME: MID CANADA MILLWORK LTD.			
	PROJECT LOCATION: 78 PTH 52 WEST, STEINBACH, MANITOBA			
	DRAWING NAME: KEY MAP			FIGURE NO.: 1
	SCALE: NTS	PROJECT NO.: 89322	DATE: APRIL 2014	

INFERRED GROUNDWATER FLOW DIRECTION

PINCHIN ENVIRONMENTAL

PROJECT NAME: ENVIRONMENTAL ACT LICENCE APPLICATION			
CLIENT NAME: MID CANADA MILLWORK LTD.			
PROJECT LOCATION: 78 PTH 52 WEST, STEINBACH, MANITOBA			
DRAWING NAME: SITE AND SURROUNDING LAND USE PLAN			FIGURE NO.: 2
SCALE: NTS	PROJECT NO.: 89322	DATE: APRIL 2014	

APPENDIX I

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment
78 PTH 52 West
Steinbach, Manitoba

Prepared for:

Mid Canada Millwork Ltd.
78 PTH 52 West
Steinbach, Manitoba
R5G 1X8

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R3P 2M4

Attention: Ms. Olga Plotnikova

July 26, 2013

Pinchin File: 86396

EXECUTIVE SUMMARY

Pinchin Environmental Ltd. ("Pinchin") was retained on July 11, 2013 through an Authorization to Proceed signed by Mr. Darryl Friesen, President of Mid Canada Millwork Ltd. ("Client") to conduct a Phase I Environmental Site Assessment ("ESA") of the property located at 78 Provincial Trunk Highway ("PTH") 52 West, Steinbach, Manitoba (hereafter referred to as the "Site").

The Site is developed with one single-storey industrial building ("Site Building"), occupied by Mid Canada Millwork Ltd.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site. The Client advised Pinchin that financing for the Site will be provided by Business Development Bank of Canada ("BDC") and, as such, BDC will be relying on the contents of this Phase I ESA report, subject to the limitations stipulated in Section 8.0 of this report and on the contract/agreement between Pinchin and Client.

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

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of the Site Building (i.e., approximately 1964), there is a potential for friable and non-friable asbestos-containing materials to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representatives advised Pinchin that no asbestos surveys have been previously conducted at the Site and that an Asbestos Management Program has not been developed for or implemented at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report. This report has been issued without having received a response from Manitoba Conservation. Once a response from this regulatory body is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.

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1.0 INTRODUCTION

1.1 Background

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The Site is developed with one single-storey industrial building ("Site Building"), occupied by Mid Canada Millwork Ltd.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site. The Client advised Pinchin that financing for the Site will be provided by Business Development Bank of Canada ("BDC") and, as such, BDC will be relying on the contents of this Phase I ESA report, subject to the limitations stipulated in Section 8.0 of this report and on the contract/agreement between Pinchin and Client.

1.2 Scope of Work

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

Pinchin conducted a Site reconnaissance on July 22, 2013, and was accompanied by Mr. Doug Wilson, Maintenance Supervisor for the Site since 1991 and Mr. Mike Koniak, Chief Executive Officer for the Site since 2003, hereafter referred to as the "Site Representatives".

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the southeast corner of the intersection of PTH 52 West and Lund Road, in Steinbach, Manitoba. The Site is situated in an area that predominantly consists of industrial, commercial and residential land uses. Figure 2 illustrates the Site and surrounding area.

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

Topic	Findings
Approx. Site Area	3.45 hectares (8.53 acres).
Buildings on-Site	One.
Approx. Year of Construction and Significant Additions or Renovations	The north portions of the Site Building were reportedly constructed in 1964 with the lunchroom and east central portions of the Site Building constructed in 1983 and the southwest portions of the Site Building reportedly constructed in 1986. Additional offices on the northwest portion of the Site Building were reportedly constructed in 1996.
Number of Floors (Including ground level)	One with a mezzanine level in the north portions of the Site Building.
Subsurface Levels	None observed and none reported by the Site Representative.
Approx. Footprint Area of Building	6,968 square metres ("m²") (75,000 square feet ("ft²")).
Approx. Total Area of Building	7,432 m² (80,000 ft²).
Heating/Cooling	Natural gas-fired rooftop heating/ventilation/air-conditioning ("HVAC") units for the offices in the north portions of the Site Building. Natural gas-fired radiant heaters in the manufacturing areas in the south portions of the Site Building.
Elevators	None observed and none reported by the Site Representatives.
Emergency Generators	None observed and none reported by the Site Representatives.
Landscaped/Grassed/Bare Ground Areas	Landscaping is present along the north Site boundary.
Paved or Other Sealed Surface Materials	Two asphalt-paved parking areas adjacent to the north side of the Site Building.

2.2 Topographic, Geologic and Hydrogeologic Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area are generally flat.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties.

Topic	Findings
Subsurface Soils	Glacial Lake Agassiz clay of Pleistocene age with possible inclusions of silt layers based on the location of the Site.
Fill Materials	The Site Representative advised Pinchin that clean fill is imported to the Site to grade the gravel parking areas on an as-needed basis. The Site Representative advised Pinchin that the clean fill materials come from the Diamond Construction gravel pit located in Steinbach, Manitoba.
Bedrock Type	Palaeozoic carbonate formations consisting of limestone and dolomitic limestone.
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	An unnamed creek is located approximately 500 metres ("m") west of the Site. This creek flows northwest towards the Red River, located approximately 32 to 33 km west of the Site.
Inferred Groundwater Flow Direction	West based on the location of the Red River and regional drainage patterns.

2.3 Site Operations

Mid Canada Millwork Ltd. is a custom millwork operation specializing in architectural millwork. The north portions of the Site Building are utilized for offices. The Site Representatives advised Pinchin that the Site Building has always been occupied by woodworking and office operations.

Various sheet wood products (i.e., plywood, lumber, particle board, etc.) and Plexiglass are received at the two bay doors on the southwest corner of the Site Building and stored within the southwest portions of the Site Building. A large automated cutting machine cuts the wood into the required sizes and then the wood pieces are moved to various stations throughout the woodworking floor. After millworking and painting, the wood pieces are assembled in the central portion of the Site Building and the finished pieces are moved to the packaging and shipping area on conveyor belts, located within the southeast portions of the Site Building. The final products are loaded onto trucks at the bay doors located on the south side of the Site Building.

A paint area is located within the east central portions of the Site Building. Three paint booths equipped with air filters and air circulation systems are vented to the Site Building roof. Wood pieces of various sizes are placed on racks and sprayed within the paint booths using oil based paints and compressed air. Paint is kept within a separate explosion-proof room which is ventilated to the east side of the Site Building. The paints is stored in 20-Litre ("L") pails and kept in an orderly fashion. The paint storage room also has a paint mixing and paint gun cleaning area. No floor drains were noted within the paint storage room.

A maintenance shop is located within the west central portion of the Site Building. Various tools, metalworking machines and mig welding units are located within the shop. Various containers of oil, solvents, degreasers, cooling (spindle) oil and lubricating oil stored in manufacturer supplied containers are stored on shelves within the shop. No staining was observed on the concrete floor and the floor appeared to be in good condition.

A sawdust collection system is located throughout the woodworking floor and connected to large bag filters located adjacent to the east and south elevations of the Site Building (see photographs 2 and 4). Sawdust collected in these systems is emptied into the on-Site truck owned by Mid Canada Millwork and disposed of at the Steinbach landfill.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

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

- The Site Building was constructed in approximately 1964 on previously undeveloped land;
- The lunchroom and east central portions of the Site Building were constructed in 1983;
- The southwest portions of the Site Building were constructed in 1986;
- The offices on the northwest portion of the Site Building were constructed in 1996;
- Previous occupants have included TSG and Schmidtke Millwork, whose operations consisted of woodworking (i.e., architectural and custom millwork);
- Occupants of the Site Building have always conducted wood millworking operations;
- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets ("RFOs") have operated at the Site.

3.2 Aerial Photographs

Copies of aerial photographs dated 1948, 1957, 1964, 1979, 1989, 1997 and 2007 were obtained from Manitoba Conservation's Canada Map Sales in Winnipeg, Manitoba and reviewed by Pinchin. A summary of information obtained with respect to the Site is provided in the following table:

Year of Photograph	Site
1948	The Site appears to consist of vacant agricultural land.
1957	Similar to 1948.

Year of Photograph	Site
1964	A building similar in size and location to the north portions of the Site Building had been constructed. The exterior areas of the Site appear to be used for parking and storage of materials.
1979	An addition similar in size and location to the present-day east central portion of the Site Building had been constructed.
1989	Similar to 1979.
1997	An addition similar in size and location to the south, east and central-west portions of the Site Building had been constructed. The Site Building appears to be in the present-day configuration.
2007	Similar to 1997.

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

Year of Photograph	North	East	South	West
1948	A road similar in location and orientation to present-day PTH 52 West followed by vacant agricultural lands.	Single family residential dwellings followed by a road similar in location and orientation to present-day 1st Street.	Vacant agricultural land.	Vacant agricultural land with associated residential dwellings.
1957	A large inferred industrial building had been constructed north of PTH 52 West (likely Loewen Windows manufacturing).	A road similar in location and orientation to present-day Giesbrecht Street had been constructed.	Similar to 1948.	Similar to 1948.
1964	Similar to 1957.	Additional single-family residential dwellings had been constructed adjacent to the east Site boundary.	Similar to 1957.	A building similar in size and configuration to the present-day 80 PTH 52 West had been constructed on the west adjacent property.
1979	Additional inferred industrial buildings had been constructed on the property north of PTH 52 West.	Similar to 1964.	Similar to 1964.	Additional inferred industrial buildings had been constructed west of the Site.

Year of Photograph	North	East	South	West
1989	Additional inferred industrial buildings had been constructed on the properties north of PTH 52 West.	Similar to 1979.	Similar to 1979.	Similar to 1979.
1997	Additional inferred industrial buildings had been constructed on the properties north of PTH 52 West.	Similar to 1989.	Similar to 1989.	Similar to 1989.
2007	Similar to 1997.	Similar to 1997.	A community of single-family residential dwellings had been constructed 100 m south of the Site.	Similar to 1997.

The Site appears to have been developed for industrial land uses in the early 1960s with several additions constructed in approximately 1979 and 1997. The properties east of the Site have been residential land uses since before 1948. The properties south of the Site were agricultural land uses until the 2000s when it was developed for residential land uses. The properties north and west of the Site have been industrial operations since the 1950s and the north property currently occupied by Loewen Windows has been expanded continuously since the 1950s. The industrial operations north and west of the Site are inferred to be hydraulically transgradient and downgradient relative to the Site, respectively. Based on the distance from the Site, the inferred groundwater flow direction and Pinchin's observations of these properties (no outdoor storage of chemicals), it is Pinchin's opinion that these operations are unlikely to result in rise to potential subsurface impacts at the Site.

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

3.3 Opta Information Intelligence

Pinchin contacts Opta Information Intelligence ("Opta") to obtain copies of Fire Insurance Plans ("FIPs") related to the Site and surrounding area, as well as Property Underwriters' Reports ("PURs") and Property Underwriters' Plans ("PUPs") related to the Site. Manitoba Archives was also contacted regarding availability of FIPs related to the Site and surrounding area. A response was received from Opta dated July 24, 2013 indicating that no documentation was on file for the Site (see Appendix I). Manitoba Archives did not have FIPs available for the Site.

3.4 City Directories

City directories were not available for the Site.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Site Representatives, none are available.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representatives and was advised that there is no regulatory information with respect to the Site.

4.2 Manitoba Conservation

Inquiries were made with Manitoba Conservation with regards to any orders, violations or spills. At the time of writing this report, a written response had not been received from Manitoba Conservation. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of the request is provided in Appendix II.

Pinchin conducted a 200 m search radius for properties listed on the Contaminated Sites Database in the vicinity of the Site. One Property (Loewen Windows – 77 PTH 52 West) within this search radius was identified on Manitoba Conservation's Contaminated Sites Database. This property is located approximately 50 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. Based on the distance from the Site and the inferred groundwater flow direction, it is Pinchin's opinion that this property is unlikely to result in potential subsurface impacts at the Site.

Pinchin conducted a 200 m search radius for properties listed on the Manitoba Conservation Hazardous Waste Generation Registrations database updated September 17, 2012. The Site (Mid Canada Millwork) was identified in the database. The Site Representatives advised Pinchin that the waste types generated at the Site include n-Butyl acetate (5,812.5 kilograms ("kg")), ethyl acetate (1,795.1 kg), ethyl alcohol (3,779.8 kg), isopropyl alcohol (2062.5 kg), methanol (1,971.0 kg), toluene 8,943.1 kg) and xylene (3,324.7 kg) and that these chemicals are primarily associated with the painting operations in the east-central portion of the Site Building. During Pinchin's Site reconnaissance, Pinchin noted that all materials were stored in an orderly fashion and the concrete floor appeared to be in good condition. Based on Pinchin's observations, it is Pinchin's opinion that the hazardous waste generation at the Site is unlikely to result in potential subsurface impacts at the Site.

Four properties (Fairway Ford Sales - 15 Lund Road, Genmar Boats Canada – 92 PTH 52 West, W S Machining & Fabricating – 92 PTH 52 West, Loewen Windows – 77 PTH 52 West) within the 200 m search radius were also identified on the registrations database. Based on a minimum separation distance of approximately 30 m and that these properties are downgradient and transgradient to the Site with respect to the inferred groundwater flow direction, it is Pinchin's opinion that these properties are not likely to result in potential subsurface impacts at the Site. Additional information regarding hazardous waste generators is discussed in the EcoLog section of this report (Section 4.4).

4.3 Local and Municipal Government

Inquiries have been made to the City of Steinbach to inquire if any records indicating environmental concerns (i.e., violations, sewer-use infractions, spills or leaks, waste disposal sites, etc.) at the Site had been compiled. Pinchin contacted Mr. Mike Heppner, Head of Works for the City of Steinbach. Mr. Heppner responded that the City of Steinbach does not maintain these records.

4.4 EcoLog ERIS

Pinchin submitted a request to EcoLog Environmental Risk Information Services Ltd. ("ERIS") for a review of the following databases, as they pertain to the Site and surrounding properties:

- "*National PCB Inventory*", dated 1988 to 2008;
- "*Fuel Storage Tanks*", dated 1905 to February 2003;
- "*Bulk Fuel Distributors*", dated 2006 to July 2012;
- "*Retail Fuel Storage Tanks*", dated 2001 to June 2010;

- "*Waste Generators Summary*", dated 1985 to January 2012; and
- "*Waste Receivers Summary*", dated 1998 to July 2012.

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

- Mid Canada Millwork, located at the Site, is listed in the Waste Generators Summary database as a generator (Registration # MBG005573) of undisclosed waste types. The Site Representatives advised Pinchin that the waste types generated at the Site include n-Butyl acetate (5,812.5 kg), ethyl acetate (1,795.1 kg), ethyl alcohol (3,779.8 kg), isopropyl alcohol (2062.5 kg), methanol (1,971.0 kg), toluene 8,943.1 kg) and xylene (3,324.7 kg) and that these chemicals are primarily associated with the painting operations in the east-central portion of the Site Building. During Pinchin's Site reconnaissance, Pinchin noted that all materials were stored in an orderly fashion and the concrete floor appeared to be in good condition. Based on Pinchin's observations, it is Pinchin's opinion that the hazardous waste generation at the Site is unlikely to result in potential subsurface impacts at the Site;
- Loewen Windows, located at 77 PTH 52 West, is listed in the Waste Generators Summary database as a generator (Registration # MBG01343) of undisclosed waste types. This property is located approximately 50 m north of the Site and is inferred to be hydraulically transgradient relative to the Site. Based on the distance from the Site and the inferred groundwater flow direction, it is Pinchin's opinion that the hazardous waste generation at this property is unlikely to result in potential subsurface impacts at the Site;
- Steinbach Fas Gas, located at 60 PTH 52 West, is listed in the Fuel Storage Tanks database (Site ID: 14601) as having two 35,000-L underground storage tanks ("USTs") and two 20,000-L USTs installed in 2000. This operation is also listed in the Bulk Fuel Distributors database (Permit # 20889) and this entry notes that this property does not store used oil. This property is also listed in the Retail Fuel Storage Tanks database. This property is located approximately 115 m northeast of the Site and is inferred to be hydraulically up/transgradient relative to the Site. Based on the distance from the Site, it is Pinchin's opinion that this RFO is unlikely to result in potential subsurface impacts at the Site; and
- Additional surrounding properties were registered in the EcoLog databases. However, based on the information provided within the EcoLog ERIS report, the location/distance between these properties and the Site, as well as the inferred direction of groundwater flow, it is Pinchin's opinion that the potential issues of concern associated with these listings are unlikely to result in potential subsurface impacts at the Site.

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

4.5 Regulatory Information Summary

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

5.0 SITE RECONNAISSANCE

Pinchin conducted a Site reconnaissance on July 22, 2013 and was accompanied by the Site Representatives. The Site reconnaissance included a walkthrough of accessible areas of the interior of the Site Building and exterior areas of the Site while accompanied by the Site Representatives. Site areas not accessed during the Site reconnaissance included the roof. At the time of the Site reconnaissance, the ground surface was dry and the weather was cloudy. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix IV.

5.1 Hazardous Materials

Topic	Findings
Chemicals	Chemicals typically used for general purpose cleaning and building maintenance (i.e., window cleaners, bleach, paints, deodorizers, etc.) were noted on-Site at the time of the Site reconnaissance. All chemicals observed on-Site were stored within manufacturer-supplied containers in various locations throughout the Site Building. Hydraulic oil stored in a steel reservoir was observed in the central area of the manufacturing floor for the press. Hydraulic oil, cooling (spindle) oil and lubricating oil, primarily stored in manufacturer supplied containers. The containers were stored on shelves within the maintenance shop in the west central portion of the Site Building. Chemicals observed at the Site include n-Butyl acetate, ethyl acetate, ethyl alcohol, isopropyl alcohol, methanol, toluene and xylene stored in manufacturer supplied containers. The Site Representative advised Pinchin that these chemicals are primarily associated with the painting operations in the east-central portion of the Site Building.
Compressed Gases	Propane (four 50-pound cylinders) stored in a locked metal cage adjacent to the south side of the Site Building, used for the on-Site forklifts.
Hazardous Waste	The Site Representative provided a list of hazardous materials generated at the Site which includes n-Butyl acetate (5,812.5 kg), ethyl acetate (1,795.1 kg), ethyl alcohol (3,779.8 kg), isopropyl alcohol (2062.5 kg), methanol (1,971.0 kg), toluene 8,943.1 kg) and xylene (3,324.7 kg) and that these chemicals are primarily associated with the painting operations in the east-central portion of the Site Building.

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

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks were observed on-Site, and none were reported by the Site Representatives.

5.2.2 Underground Storage Tanks

No evidence of USTs (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representatives.

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Steinbach. Groundwater is not used as a source of potable water.
Water Use	Water is primarily used for domestic-related activities.
Sanitary/Process Wastewater Receptor	Municipal sanitary sewer system. No process wastewater is generated at the Site. Wastewater is limited to sanitary effluent.
Pits, Sumps or Lagoons	None observed and none reported by the Site Representatives.
Grease Traps	None observed and none reported by the Site Representatives.
Oil/Water Separators	None observed and none reported by the Site Representatives.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil or discharge into the municipal storm sewers.
Wells	None observed and none reported by the Site Representatives.
Watercourses, Ditches or Standing Water	None observed and none reported by the Site Representatives.

5.4 Polychlorinated Biphenyls

The use of polychlorinated biphenyls ("PCBs") as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulates the manufacture, import, export, sale, use and processing of PCBs.

Given the year of construction of the Site Building (i.e., approximately 1964), there is a potential that the following electrical equipment observed on-Site may contain PCBs:

- Light ballasts; and
- A pad-mounted oil-cooled transformer located at the northeast corner of the Site. The transformer is owned and maintained by Manitoba Hydro. No staining was observed on the concrete pad in the vicinity of the transformer.

Given the year of construction of the Site Building (i.e., approximately 1964), there is a potential that the loading dock levellers observed on-Site may contain PCBs. No staining or leakage was noted in the vicinity of the on-Site hydraulic equipment.

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

5.5 Asbestos-Containing Materials

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

Given the year of construction of the Site Building (i.e., approximately 1964), there is a potential for friable and non-friable ACMs to be present in the Site Building. The following non-comprehensive list of building materials, as observed by Pinchin, has the potential to be ACMs:

- Suspended acoustic ceiling tiles (appeared in good condition, with the exception of several water-stained ceiling tiles) that were observed in the office areas within the north portion of the Site Building.

Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representatives advised Pinchin that no asbestos surveys have been previously conducted at the Site, and that an Asbestos Management Program ("AMP") has not been developed for or implemented at the Site.

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

5.6 Lead-Containing Paints

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

Given the year of construction of the Site Building (i.e., approximately 1964), there is a potential for paints containing lead to be present in significant levels (i.e., greater than 600 ppm) on interior and exterior surfaces. Pinchin did not conduct a survey of lead on painted surfaces as part of this Phase I ESA, and the Site Representatives advised Pinchin that no surveys have been previously conducted at the Site.

During Pinchin's Site reconnaissance, painted surfaces (where observed) were in good condition (i.e., no peeling or flaking).

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

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances ("ODSs") was not observed. The Site Representatives reported that the bulk storage of ODSs has not been carried out at the Site.

The Site Building possesses rooftop HVAC units and residential refrigeration units. These units may include refrigerants, such as R-22 or R-12, that are noted within the phase-out schedules for elimination in both Provincial and Federal regulations. No other sources of ODSs were observed at the time of the Site reconnaissance.

5.8 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rock and water. Radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building that can accumulate to higher levels. Based on information presented by the Canadian Centre for Occupational Health and Safety, the area in which the Site is located (Steinbach) is known to have elevated radon levels. Health Canada has developed guidelines for acceptable levels of radon in buildings; however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon in the Site Building was beyond the scope of this Phase I ESA. The Site Representatives reported that no radon surveys have been carried out at the Site.

5.9 Mould or Microbial Contamination

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

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Several water damaged ceiling tiles were observed within the north offices areas of the Site Building. The Site Representatives indicated that the source of the staining was minor roof leaks and that the roof was repaired in approximately 2008. The Site Representatives were not aware of the presence of mould in the Site Building. Water damaged/staining observed on building materials (i.e., ceiling tiles) should be removed/replaced in accordance with the applicable guidelines and routinely monitored for changes. In addition, consideration should be given to investigating and repairing the source of the damage.

5.10 Air Emissions

Topic	Findings
Washroom Vents	Washroom vent exhausts are discharged through roof stacks.
Kitchen Vents	Kitchen exhausts are discharged through roof stacks.
Electricity Emergency Generator On-Site	None observed and none reported by the Site Representatives.

Topic	Findings
Heating/Cooling System(s)	Natural gas-fired rooftop HVAC units for the offices in the north portions of the Site Building. Natural gas-fired radiant heaters in the manufacturing areas in the south portions of the Site Building.
Process Vents	Multiple ventilation systems for air circulation were observed throughout the painting areas and one exhaust fan was utilized to exhaust fugitive emissions from the paint storage room within the east central portions of the Site Building. Several ventilation fans were observed in the painting areas in order to exhaust fugitive emissions to the Site exterior.
Odours	No strong, pungent or noxious odours were identified.
Permits/Approvals	The Site Representatives indicated that the Site owner holds several permits/approvals for the Site, as related to air emissions or discharges.

5.11 Staining and Stressed Vegetation

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

5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Domestic refuse is deposited in a garbage truck located adjacent to the southwest corner of the Site Building and removed for off-Site disposal on an as-needed basis by Mid Canada Millwork.
Recyclables	Recyclables (i.e., cans, bottles, newsprint, plastics, and cardboard) are stored in plastic totes located in the offices areas of the Site Building and removed to an off-Site recycling facility twice per week by staff.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

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

Topic	North	East	South	West
Operation or Activity	PTH 52 West followed by the Loewen Windows manufacturing facility.	Single-family residential dwellings followed by a Fas Gas RFO approximately 115 m northeast of the Site.	A vacant/unused property followed by a community of single-family residential dwellings.	Several commercial and industrial operations (80 to 108 PTH 52 West).

Topic	North	East	South	West
Direction with respect to Inferred Groundwater Flow	Transgradient.	Upgradient.	Transgradient.	Downgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

The Site, as well as properties north and west of the Site, are industrial and commercial operations. Properties east and south of the Site are primarily residential land uses. The Fas Gas RFO located northeast of the Site was discussed in Section 4.4 of this report. No outdoor storage of chemicals was observed on these properties and housekeeping appeared to be good.

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

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

Given the year of construction of the Site Building (i.e., approximately 1964), there is a potential for friable and non-friable ACMs to be present in the Site Building. Pinchin did not conduct an asbestos survey as part of this Phase I ESA, nor was any destructive or intrusive sampling or inspection conducted as part of this Phase I ESA. The Site Representatives advised Pinchin that no asbestos surveys have been previously conducted at the Site and that an AMP has not been developed for or implemented at the Site.

8.0 STANDARD LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 78 PTH 52 West, Steinbach, Manitoba, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of Mid Canada Millwork Ltd. and the Business Development Bank of Canada, subject to the conditions and limitations contained within the duly authorized workplan. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third parties. If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be held liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if Client has failed, within a period of two (2) years following the date upon which the claim is discovered within the meaning of the *Manitoba Limitations of Actions Act RSM 1987*, to commence legal proceedings against Pinchin to recover such losses or damage.

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

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

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

9.0 CLOSURE

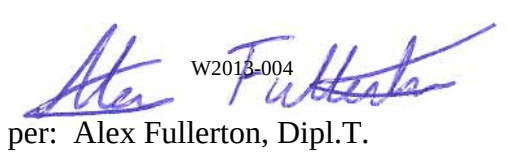
The conclusions and recommendations represent the best judgement of the assessor based on the Site conditions observed on July 22, 2013, and current environmental standards.

This report has been issued without having received a response to a request for information from Manitoba Conservation. Our conclusions and recommendations may be amended based on information obtained from this regulatory agency.

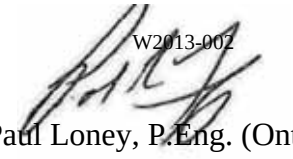
We trust that the information provided in this report meets your current requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

PINCHIN ENVIRONMENTAL LTD.



per: Alex Fullerton, Dipl.T.
Project Technologist
Environmental Due Diligence & Remediation
afullerton@pinchin.com



Paul Loney, P.Eng. (Ontario)
Regional Client Manager
Environmental Due Diligence & Remediation
ploney@pinchin.com

10.0 REFERENCES

The documents, persons or organizations noted below provided information used in this report.

1. Mr. Doug Wilson, Site Representative.

2. Mr. Mike Koniak, Site Representative.

3. Manitoba Conservation's Contaminated Sites List.

4. Manitoba Conservation's Hazardous Waste Generator Registrations Report.

5. Manitoba Conservation's Canada Map Sales.

6. Opta Information Intelligence "Steinbach, MB, Canada", dated July 24, 2013 (Opta Order ID: 792).

7. City of Steinbach.

8. Manitoba Archives.

9. EcoLog ERIS report entitled "86396, 78 PTH 52 W, Steinbach, MB", dated July 22, 2013 (ERIS Project # 20130715038).

10. Manitoba Science, Technology, Energy and Mines – Geological Survey - GIS Map Gallery – Geological Map of Manitoba
http://www.manitoba.ca/iem/mrd/geo/gis/geoscimaps.html

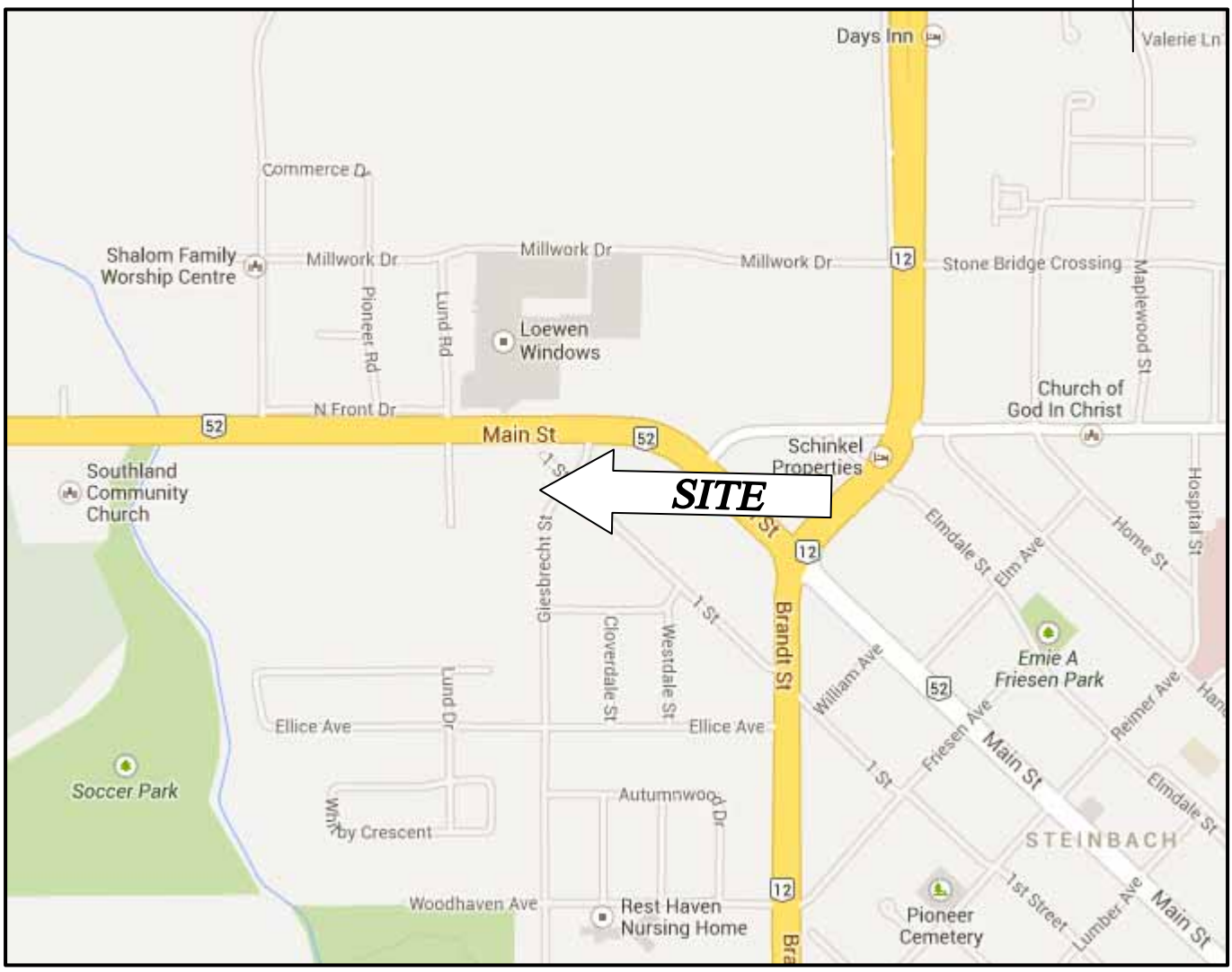
11. Manitoba Science, Technology, Energy and Mines – Geological Survey - GIS Map Gallery – Surficial Geology Compilation Map Series of Manitoba
http://www.manitoba.ca/iem/mrd/geo/gis/surfgeomap.html

12. The Atlas of Canada – Surficial Materials:
http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1

13. The Atlas of Canada – Bedrock Geology:
http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12

14. Toporama – Topographic Maps:
http://atlas.gc.ca/site/english/toporama/index.html

FIGURES



PINCHIN ENVIRONMENTAL	PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
	CLIENT NAME: MID CANADA MILLWORK LTD.			
	PROJECT LOCATION: 78 PTH 52 WEST, STEINBACH, MANITOBA			
	DRAWING NAME: KEY MAP			FIGURE NO.: 1
	SCALE: NTS	PROJECT NO.: 86396	DATE: JULY 2013	

INFERRED GROUNDWATER FLOW DIRECTION

PINCHIN ENVIRONMENTAL

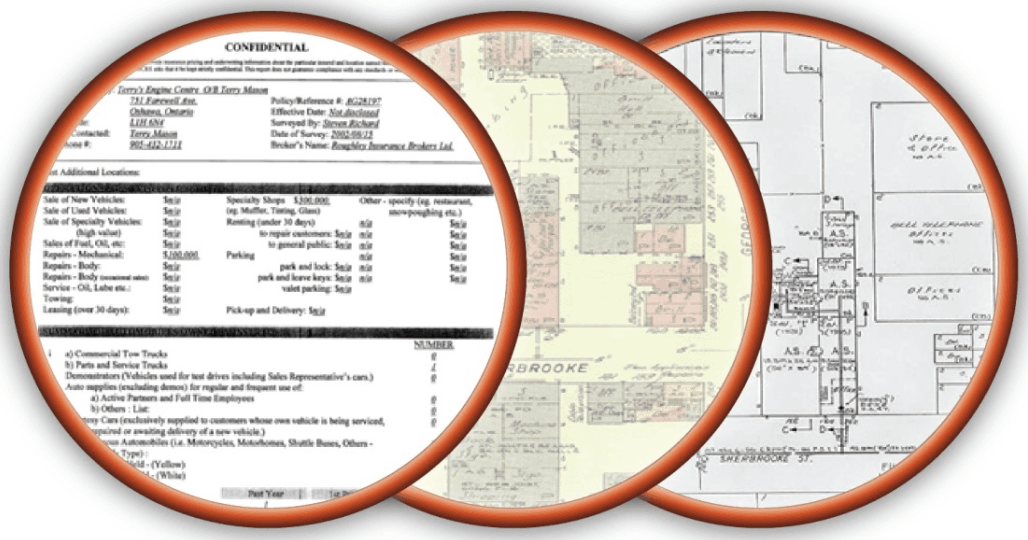
PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME: MID CANADA MILLWORK LTD.			
PROJECT LOCATION: 78 PTH 52 WEST, STEINBACH, MANITOBA			
DRAWING NAME: SITE AND SURROUNDING LAND USE PLAN			FIGURE NO.: 2
SCALE: NTS	PROJECT NO.: 86396	DATE: JULY 2013	

APPENDIX I

OPTA RESPONSE

HEIRS™

Historical Environmental Information Reporting System



Site Address:
Steinbach, MB, Canada

Project No:
86396

Opta Order ID:
792

Requested By:
Alex Fullerton
PinchinEnvironmental

Date Completed:
7/24/2013 8:08:21 AM

opta
INFORMATION INTELLIGENCE

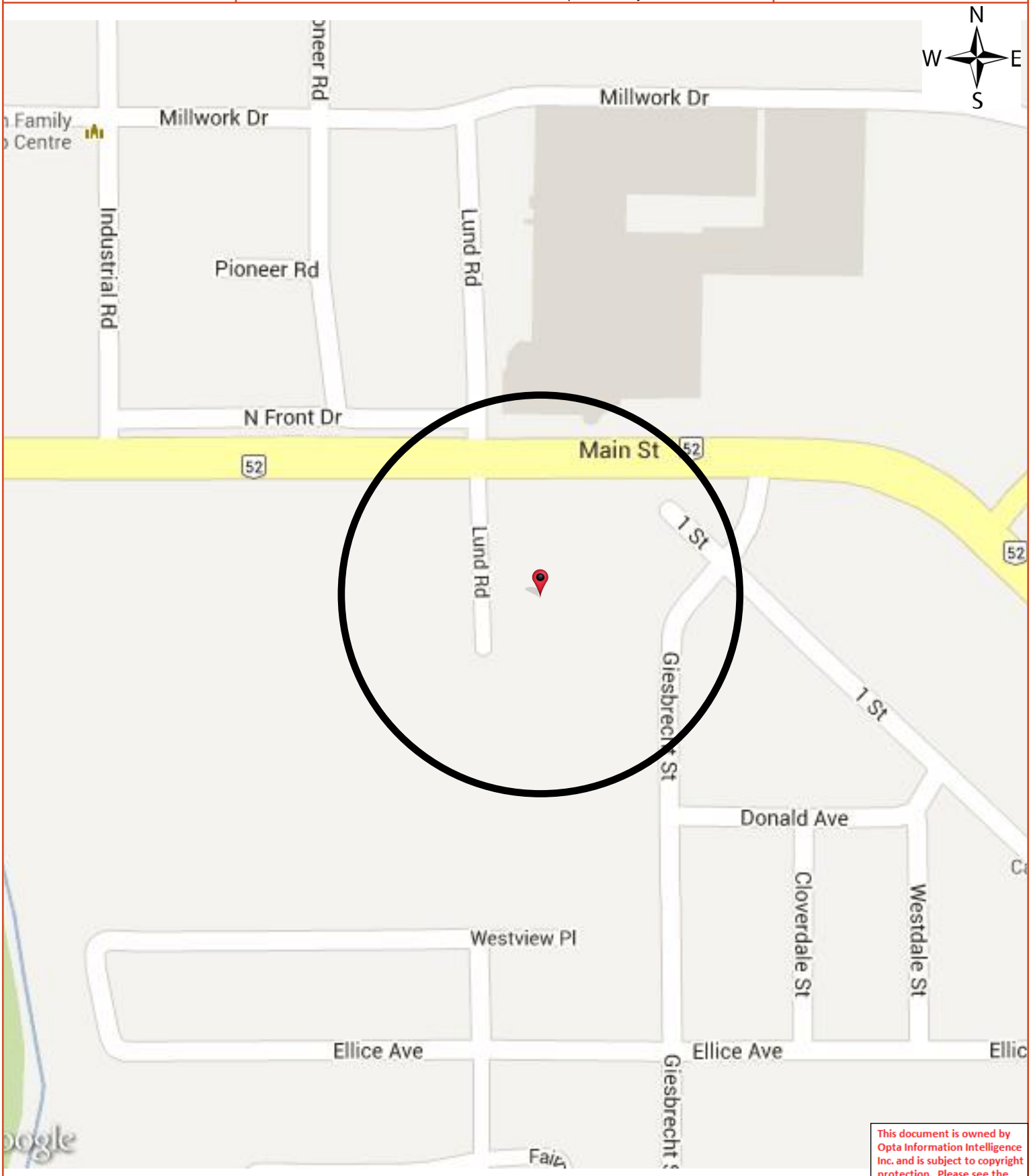
Project #: 86396

HEIRS Report

Search Area: Steinbach, MB, Canada

Requested by:
Alex Fullerton
Date Completed: July 24, 2013 08:8:21

OPTA INFORMATION INTELLIGENCE



Terms and Conditions

Report

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

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The Reports are for sole use of the customer. Reports are not to be disassembled, decompiled, copied, reproduced, transmitted, displayed, performed, distributed, rented, sub-licensed, altered, or otherwise used in a manner contrary to the intent of Opta's web delivery service.

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

Project #: 86396

HEIRS Report

Selected / Excluded Maps

Requested by:
Alex Fullerton
Date Completed: July 24, 2013 08:08:21

OPTA INFORMATION INTELLIGENCE

Selected Maps:
None

There are no firemaps found for this search location.

Excluded Maps:
None

N
W E
S

Project #: 86396

HEIRS Report

Selected / Excluded Inspection Reports

Requested by:
Alex Fullerton
Date Completed: July 24, 2013 08:08:21

OPTA INFORMATION INTELLIGENCE

Selected Inspection Reports within 0 to 50 metres of Search Location:
None

Excluded Inspection Reports within 0 to 50 metres of Search Location:
None

Selected Inspection Reports within 50 to 300 metres of Search Location:
None

Excluded Inspection Reports within 50 to 300 metres of Search Location:
None

* distances are approximate based on rooftop to rooftop

N
W E
S

APPENDIX II

CORRESPONDENCE WITH REGULATORY AGENCIES

PINCHIN FILE NO: 86396

Manitoba
Conservation and Water Stewardship

FILE SEARCH REQUEST FORM

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

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

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

GST Registration #R107863847

Telephone: 945-7098
Fax: 945-2385

1. Applicant:

Name:	Bernice Spitaels
Company Name:	Pinchin Environmental Ltd.
Address:	54 Terracon Place
	Winnipeg, Manitoba
	R2J 4G7
Telephone:	(204) 452-0983, ext 2237 Fax: (204) 453-0788
E-mail:	bspitaels@pinchin.com

2. If you are representing someone else respecting this request, please provide the following information:
(***not the property being searched)**

Business/Individual Name:	**Mid Canada Millwork Ltd.**
Legal Name (if different from above):	
Address:	**78 PTH 52 W** **Steinbach, MB** **R5G 1X8**
Telephone:	**(204) 452 - 0983 ext. 2237**
Fax:	**(204) 453-0788**

(a) BUSINESS NAME OF PRESENT OR PREVIOUS TENANT who is/was actually on the subject property (not numbered company name) MUST BE INCLUDED:
(If this is a shopping centre/strip mall please provide complete list of tenants)

Mid Canada Millwork Ltd.

3. (a) Legal description of property involved:

Parcel 1: Lot 31, Plan 4068
Parcel 2: Lot 1, Plan 4595 WLTO
Parcel 3: Lot 32, Plan 4068 WLTO

(b) **STREET ADDRESS (INCLUDING CITY/TOWN, RURAL MUNICIPALITY) OF PROPERTY INVOLVED MUST BE INCLUDED:**
(Please provide a diagram if civic/numerical address is not available)

78 PTH 52 W, Steinbach, MB

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

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

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

The Environment Act	X	The Contaminated Sites Remediation Act	X
The Dangerous Goods Handling and Transportation Act	X	**Livestock Manure and Mortalities Management Regulation** ***** we only provide information on the above for Rural properties***	

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

Due diligence

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

Industrial

7. Description of intended use of subject property:

Industrial

July 15, 2013

Request Date

Signature of Requestor

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

AFFIDAVIT OF EXAMINATION

CANADA)
)
PROVINCE OF MANITOBA)
)
TO WIT:)
)

I, DARRYL FRIESEN, of the Town of Steinbach, in the Province of Manitoba, President of Mid Canada Millwork Ltd., MAKE OATH AND SAY THAT:

1. I did, on February 19, 2004, examine the Commercial Building Location Certificate dated September 2, 1989 and prepared by Orest A. Recunyk, Keystone Surveys, on the property legally described as:

Parcel 1: Certificate of Title No. 1644591
ALL THAT PORTION OF LOT 31 PLAN 4068 WLTO WHICH LIES TO THE SW OF THE SOUTH WESTERN LIMIT OF LANE PLAN 6854 WLTO AND TO THE WEST AND NW OF THE WESTERN AND NORTHWESTERN LIMITS OF GIESBRECHT STREET PLAN 5054 WLTO EXC FIRSTLY: WLY 717 FEET
SECONDLY: PUBLIC LANE PLAN 6854 WLTO AND
THIRDLY: ROAD PLAN 14676 WLTO
IN NE ¼ 34-6-6 EPM

Parcel 2: Certificate of Title No. 1649616
LOT 1 PLAN 4595 WLTO
EXC: SW 10 FEET
IN NE ¼ 34-6-6 EPM

Parcel 3: Certificate of Title No. 1649618
ALL THAT PORTION OF LOT 32 PLAN 4068 WLTO WHICH LIES TO THE EST OF THE WESTERN LIMIT OF PLAN 13361 WLTO
EXC FIRSTLY: WLY 717 FEET AND
SECONDLY: ROAD PLAN 14676 WLTO
IN NE ¼ 34-6-6 EPM

~~**Parcel 4: Certificate of Title No. 1649615**~~
~~**ALL THAT PORTION OF LOT 33 PLAN 4068 WLTO LYING WEST OF THE WESTERN LIMIT OF GIESBRECHT STREET PLAN 5054 WLTO WHICH LIES TO THE EAST OF THE EASTERN LIMIT OF LUND ROAD PLAN 14676 WLTO~~

N/A

EXC ALL THOSE PORTIONS CONTAINED WITHIN THE LIMITS OF PLAN 14811 WLTO & 14953 WLTO IN NE ¼ 34-6-6 EPM

and that I hereby verify that to the best of my information and belief there are no additions or extensions or outbuildings situated on the said property, other than specified on the aforesaid property.

2. the Commercial Building Location Certificate for the aforesaid property attached hereto and marked as Exhibit "A" to this my Affidavit represents a true and complete representation of the property and all structures thereon to the best of my information and belief, excepting those variants indicated thereon in red ink.

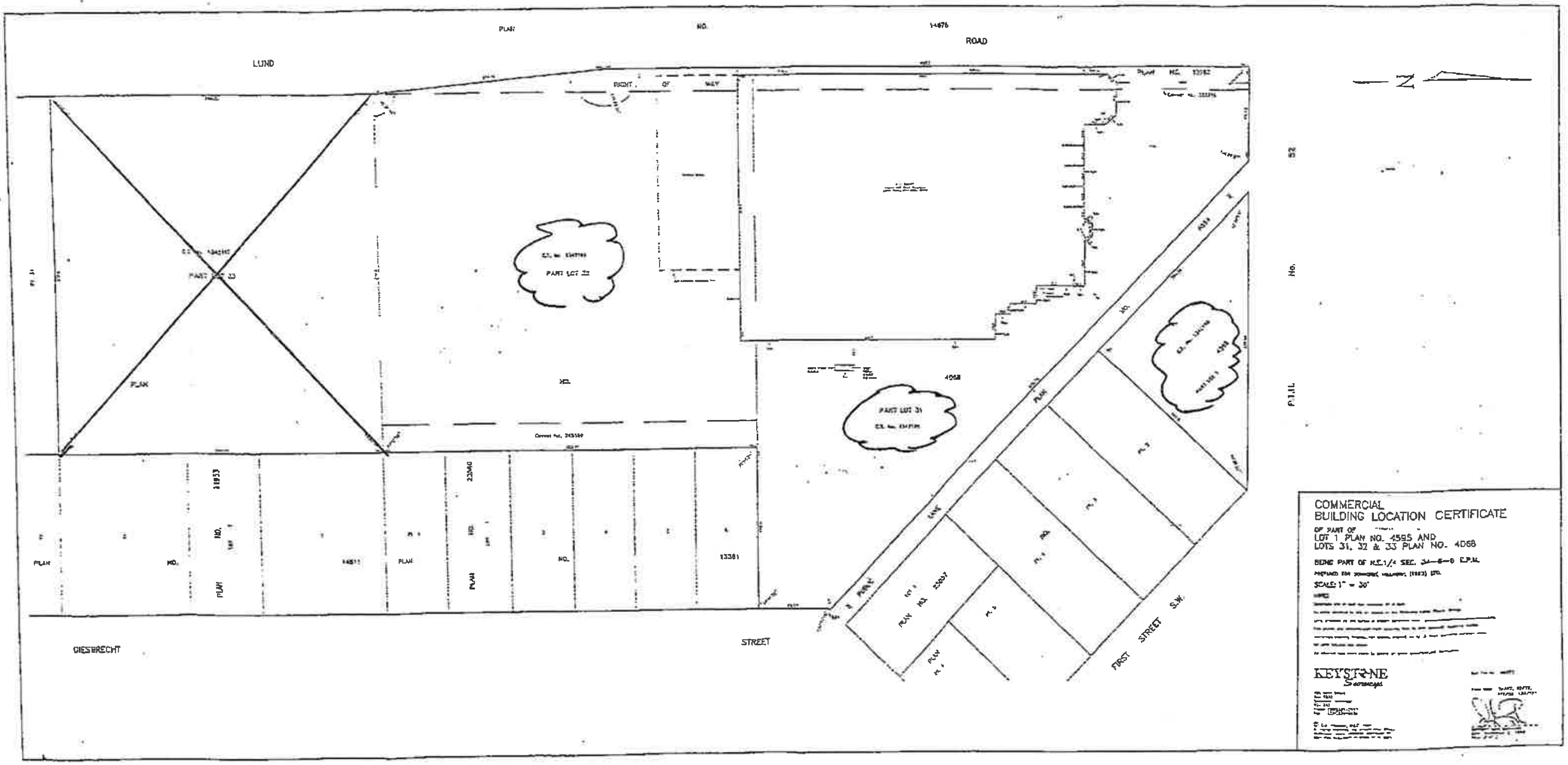
3. I make this Affidavit conscientiously believing it to be true and knowing it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

SWORN BEFORE ME at the City of Winnipeg, in the Province of Manitoba, this 19 day of February 2004

A Barrister and Solicitor in and for the Province of Manitoba

DARRYL FRIESEN

TDSLAW:140473v1


LUND
PLAN
NO.
14676
ROAD
RIGHT OF WAY
PLAN NO. 13182
PART LOT 33
PART LOT 32
PART LOT 31
PLAN
NO.
4068
PLAN
NO.
23540
31933
13381
52
NO.
P.I.L.
LANE
FIRST STREET S.W.
PLAN NO. 23057
GIESBRECHT
STREET
COMMERCIAL
BUILDING LOCATION CERTIFICATE
OF PART OF
LOT 1 PLAN NO. 4595 AND
LOTS 31, 32 & 33 PLAN NO. 4068
SCALE: 1" = 30'
KEYSTONE

APPENDIX III

ECOLOG ERIS REPORT

ERIS

REPORT

Project Property: *86396*
52 Hwy Lund Rd
Steinbach MB

Report Type: *Custom-Build Your Own Report*

Order #: *20130715038*

Date: *July 22, 2013*

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

www.erisinfo.com

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Executive Summary

Property Information:

Project Property:	*86396* *52 Hwy Lund Rd Steinbach MB*

Order Information:

Order No.:	*20130715038*
Date Requested:	*22/07/2013*
Requested by:	*Pinchin Environmental*
Report Type:	*Custom-Build Your Own Report*

Additional Products:

Executive Summary: Report Summary

Database	Name	Selected	On Site	Boundary to 0.25KM	Total
AUWR	Automobile Wrecking & Supplies	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CHEM	Chemical Register	N	-	-	-
CONV	Enforcement Actions	N	-	-	-
CS	Contaminated/Impacted Sites	N	-	-	-
DRL	Drill Holes	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FST	Fuel Storage Tanks	Y	0	1	1
FUEL	Bulk Fuel Distributors	Y	0	2	2
GEN	Waste Generators Summary	Y	2	16	18
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
MAST	Manure Storage Facilities	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
MOGW	Manitoba Oil and Gas Wells	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NDFT	National Defence & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defence & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCB	Inventory of PCB Storage Sites	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PITS	Manitoba Pits and Quarries	N	-	-	-
REC	Waste Receivers Summary	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	1	1
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Manitoba Spills	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
WDS	Waste Disposal Site Inventory	N	-	-	-

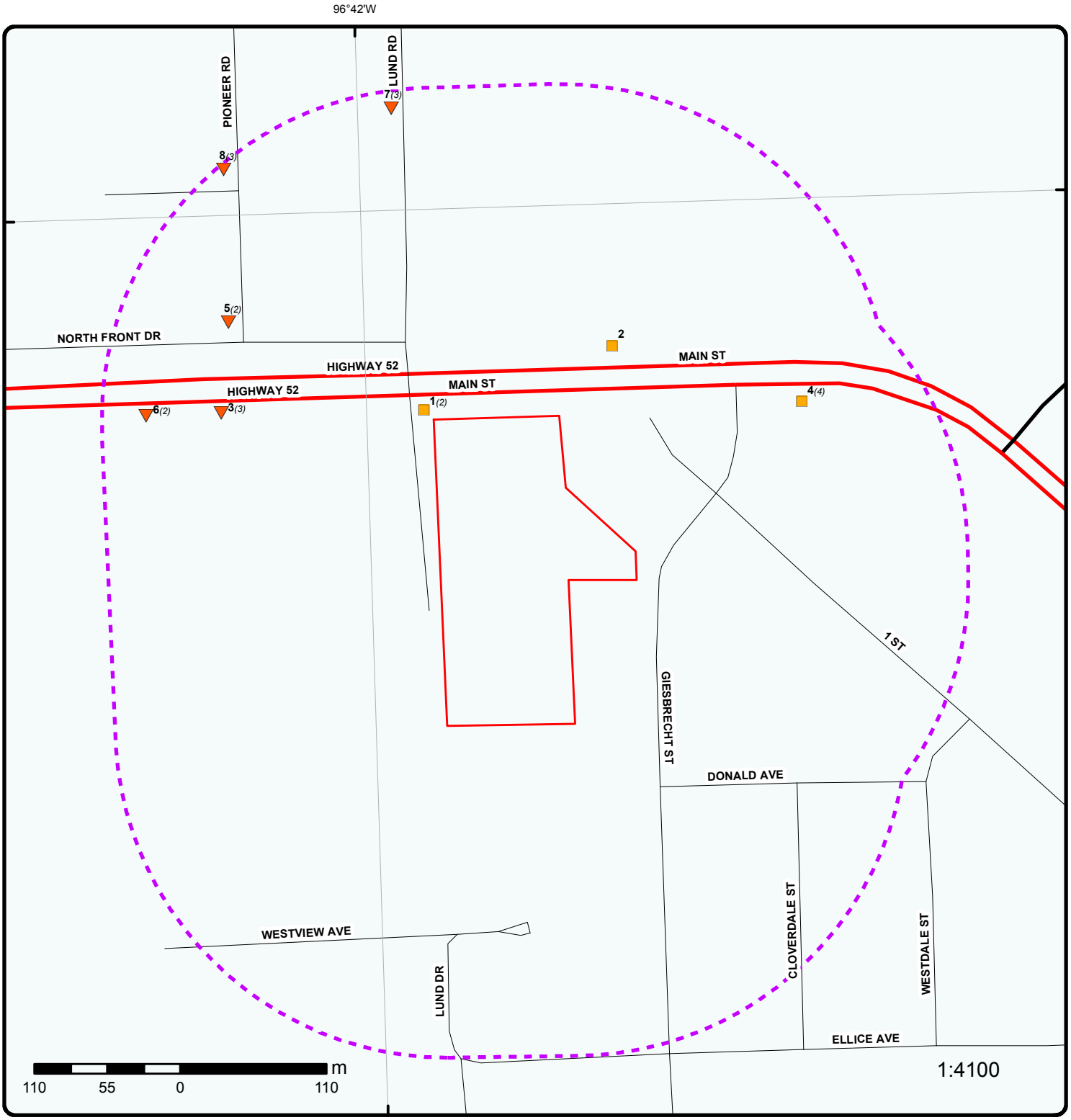
Database	Name	Selected	On Site	Boundary to 0.25KM	Total
WWIS	Water Well Inventory	N	-	-	-
		Total:	2	20	22

Executive Summary: Site Report Summary – Project Property

Map Key	*DB*	*Company/Site Name*	*Address*	*Page Number*
1	GEN	MID CANADA MILLWORK	HWY. #52 W., 78 STEINBACH MB	**9**
1	GEN	MID CANADA MILLWORK	78 HWY 52 W Steinbach MB	**9**

Executive Summary: Site Report Summary – Surrounding Properties

Map Key	*DB*	*Company/Site Name*	*Address*	*Page Number*
2	GEN	LOEWEN WINDOWS	77 HWY 52 W Steinbach MB	9
3	GEN	GENMAR BOATS CANADA INC.	TOWNLINE AVE., 92 STEINBACH MB	9
3	GEN	GENMAR BOATS CANADA	92 HWY 52 W Steinbach MB	9
3	GEN	W S MACHINING & FABRICATING	92 HWY 52 W Steinbach MB	9
4	FST	Steinbach Fas Gas	Hwy. #52 Steinbach MB	9
4	FUEL	FAS GAS STEINBACH SERVICE - PSF	Steinbach MB	10
4	FUEL	FAS GAS STEINBACH SERVICE	60 HWY 52 W Steinbach MB	10
4	RST	FAS GAS STEINBACH SERVICE	60 PTH 52 W STEINBACH MB R5G 1X7	10
5	GEN	BROESKY BROS. BODY SHOP	PIONEER RD., 8 STEINBACH MB	10
5	GEN	BROESKY AUTO BODY	8 PIONEER RD Steinbach MB R5G 1W3	10
6	GEN	APOLLO INDUSTRIES	98 HWY 52 W Steinbach MB	11
6	GEN	APOLLO INDUSTRIES INC.	HWY.#52 W., 98 STEINBACH MB	11
7	GEN	FAIRWAY FORD SALES - BODY SHOP	15 LUND RD Steinbach MB R5G 1W2	11
7	GEN	FAIRWAY FORD SALES LTD - BODY SHOP	LUND RD., 15 STEINBACH MB R5G 1W2	11
7	GEN	ABE KOOP AUTO BODY	15 LUND RD Steinbach MB R5G 1W2	11
8	GEN	A C L KINDALE OCCUPATIONAL CENTRE	16 PIONEER RD Steinbach MB R5G 1W3	11
8	GEN	KINDALE INDUSTRIES	16 PIONEER RD Steinbach MB R5G 1W3	11
8	GEN	KINDALE OCCUPATIONAL CENTRE	PIONEER RD., 16 STEINBACH MB R5G 1W3	11



Map

Order No: 20130715038

Address: 52 Hwy Lund Rd, Steinbach, MB

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

96°42'W

49°32'N

Aerial

Order No: 20130715038

Address: 52 Hwy Lund Rd, Steinbach, MB

Source: ESRI World Imagery, Updated December 2012

Detail Report

Map Key	Number of Records	Elevation m	Site	DB
1	1 of 2	259.0	MID CANADA MILLWORK HWY. #52 W., 78 STEINBACH MB	GEN
Registration #:		MBG005573		
1	2 of 2	259.0	MID CANADA MILLWORK 78 HWY 52 W Steinbach MB	GEN
Registration #:		MBG05573		
2	1 of 1	259.0	LOEWEN WINDOWS 77 HWY 52 W Steinbach MB	GEN
Registration #:		MBG01343		
3	1 of 3	258.0	GENMAR BOATS CANADA INC. TOWNLINE AVE., 92 STEINBACH MB	GEN
Registration #:		MBG000138		
3	2 of 3	258.0	GENMAR BOATS CANADA 92 HWY 52 W Steinbach MB	GEN
Registration #:		MBG00138		
3	3 of 3	258.0	W S MACHINING & FABRICATING 92 HWY 52 W Steinbach MB	GEN
Registration #:		MBG11923		
4	1 of 4	259.0	Steinbach Fas Gas Hwy. #52 Steinbach MB	FST

Site ID:	14601	Site Status:	Active
Outlet Type:	Retail	Inventory:	Daily
Owner Category:	Oil Company	Owner:	Fas Gas Oil Ltd.

Map Key	Number of Records	Elevation m	Site	DB

Operator: *Mailing Address:* #236-4919-59th St.
Mailing City: Red Deer AB

--- Details ---

Status Date:	20-Sep-00	*# of Tanks:*	2
Capacity(L):	35000.00	*Position:*	Underground
Status:	Installed	*Spill Protection:*	Fiberglass
+			
Status Date:	20-Sep-00	*# of Tanks:*	2
Capacity(L):	20000.00	*Position:*	Underground
Status:	Installed	*Spill Protection:*	Fiberglass

---

4 ***2 of 4*** ***259.0*** ***FAS GAS STEINBACH SERVICE - PSF*** ***FUEL***

Steinbach MB

Permit No: 20889
Facility Type: U/G
Expiry Date:
Lat/Long:
Comment:

---

4 ***3 of 4*** ***259.0*** ***FAS GAS STEINBACH SERVICE*** ***FUEL***
60 HWY 52 W
Steinbach MB

Permit No: 20889
Facility Type: U/G
Expiry Date:
Lat/Long:
Comment: Not storing used oil

---

4 ***4 of 4*** ***259.0*** ***FAS GAS STEINBACH SERVICE*** ***RST***
60 PTH 52 W
STEINBACH MB R5G 1X7

Facility: SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS
Description:

---

5 ***1 of 2*** ***258.0*** ***BROESKY BROS. BODY SHOP*** ***GEN***
PIONEER RD., 8
STEINBACH MB

Registration #: MBG006015

---

5 ***2 of 2*** ***258.0*** ***BROESKY AUTO BODY*** ***GEN***
8 PIONEER RD
Steinbach MB R5G 1W3

Registration #: MBG06015

Map Key	Number of Records	Elevation m	Site	DB
6	1 of 2	258.0	APOLLO INDUSTRIES 98 HWY 52 W Steinbach MB	GEN
Registration #:		MBG03490		
6	2 of 2	258.0	APOLLO INDUSTRIES INC. HWY.#52 W., 98 STEINBACH MB	GEN
Registration #:		MBG003490		
7	1 of 3	258.0	FAIRWAY FORD SALES - BODY SHOP 15 LUND RD Steinbach MB R5G 1W2	GEN
Registration #:		MBG07584		
7	2 of 3	258.0	FAIRWAY FORD SALES LTD - BODY SHOP LUND RD., 15 STEINBACH MB R5G 1W2	GEN
Registration #:		MBG007584		
7	3 of 3	258.0	ABE KOOP AUTO BODY 15 LUND RD Steinbach MB R5G 1W2	GEN
Registration #:		MBG02878		
8	1 of 3	258.0	A C L KINDALE OCCUPATIONAL CENTRE 16 PIONEER RD Steinbach MB R5G 1W3	GEN
Registration #:		MBG02593		
8	2 of 3	258.0	KINDALE INDUSTRIES 16 PIONEER RD Steinbach MB R5G 1W3	GEN
Registration #:		MBG12398		
8	3 of 3	258.0	KINDALE OCCUPATIONAL CENTRE PIONEER RD., 16 STEINBACH MB R5G 1W3	GEN
Registration #:		MBG002593		

Unplottable Report

Site: ***HIDDEN VALLEY TRANSPORT***
HWY 52 Steinbach MB

Database:
GEN

Registration #: MBG03916

Site: ***HIDDEN VALLEY TRANSPORT***
HWY.#52 STEINBACH MB

Database:
GEN

Registration #: MBG003916

Site: ***MARTIN AUTO & DIESEL SERVICE LTD.***
HWY.#52 W. STEINBACH MB

Database:
GEN

Registration #: MBG002645

Site: ***MARTIN AUTO & DIESEL SERVICE***
HWY 52 W Steinbach MB

Database:
GEN

Registration #: MBG02645

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd can search the following databases. The extent of Historical information varies with each database and current information is determined by what is publicity available to Ecolog 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: 2001-Jun 2010 Private AUWR
This database provides an inventory of all known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Certificates of Approval: 1988-Jan 2012 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.

Chemical Register: 1997-Jun 2010 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.

Enforcement Actions: Apr 1994-Mar 2008 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.

Contaminated/Impacted Sites: 1980-May 2012 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.

Drill Holes: 1900-Jun 2011 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.

Environmental Effects Monitoring: 1992-2007* 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.

ERIS Historical Searches: 1999-Mar 2013 Private EHS
EcoLog ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Environmental Issues Inventory System: 1992-2001* Federal EIIS
The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Federal Convictions: 1988-Jun 2007* 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.

Contaminated Sites on Federal Land: June 2000-Jan 2013 Federal FCS
The Federal Contaminated Sites Inventory includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Fuel Storage Tanks: 1905-Feb 2003* 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.

Bulk Fuel Distributors: 2006-Apr 2013 Provincial FUEL
The Manitoba Petroleum Storage Program maintains an inventory of Bulk Fuel Distributors. This inventory contains valid operating permit numbers within the Province of Manitoba. Fields such as name, location, expiry date, type of facility and permit # are included.

Waste Generators Summary: 1985-Sep 2012 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.

Indian & Northern Affairs Fuel Tanks: 1950-Aug 2003* Federal IAFT
The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of all aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Manure Storage Facilities: Jul 1994-May 2012 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.

Canadian Mine Locations: 1998-2009 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.

Mineral Occurrences: 1961-Sept 2011 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.

Manitoba Oil and Gas Wells: 1951-May 2002* Provincial MOGW

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

National Analysis of Trends in Emergencies System (NATES): 1974-1994* Federal NATE

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

National Defence & Canadian Forces Fuel Tanks: Up to May 2001* Federal NDFT

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

National Defence & Canadian Forces Spills: Mar 1999-Aug 2010 Federal NDSP

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

National Defence & Canadian Forces Waste Disposal Sites: 2001-Apr 2007* 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.

National Environmental Emergencies System (NEES): 1974-2003* Federal NEES

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

National PCB Inventory: 1988-2008* Federal NPCB

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

National Pollutant Release Inventory: 1993-2011 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.

Oil and Gas Wells: 1988-Jun 2013 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.

Canadian Pulp and Paper: 1999, 2002, 2004, 2005, 2009 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.

Inventory of PCB Storage Sites: 1998-1999* 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.

Parks Canada Fuel Storage Tanks: 1920-Jan 2005* Federal PCFT

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

Manitoba Pits and Quarries: 1994-July 2012 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.

Waste Receivers Summary: 1998-Jul 2012 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.

Retail Fuel Storage Tanks: 1999-Jun 2010 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.

Scott's Manufacturing Directory: 1992-Mar 2011 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.

Manitoba Spills: Apr 2009-Mar 2010 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.

Transport Canada Fuel Storage Tanks: 1970-Mar 2007 Federal TCFT

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

Waste Disposal Site Inventory: 1998* 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.

Water Well Inventory: 1880-Jul 2012 Provincial WWIS

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

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.

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, within the report search radius, and the surrounding area outside the search radius.

'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 upside down triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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

APPENDIX IV

PHOTOGRAPHS

Photo 1 – View of the north elevation of the Site Building.

Photo 2 – View of the northeast elevation of the Site Building.

Photo 3 – View of the southeast elevation of the Site Building.

Photo 4 – View of the south elevation of the Site Building.

Photo 5 – View of the west elevation of the Site Building.

Photo 6 – View of the woodworking floor within the Site Building.

Photo 7 – Typical chemical storage in the maintenance shop.

Photo 8 – Paint storage.

Photo 9 – Additional chemical storage.

Photo 10 – Interior of the paint booth.

Photo 11 – View of the properties north of the Site.

Photo 12 – View of the east adjacent properties.

Photo 13 – View of the south adjacent properties.

Photo 14 – View of the west adjacent properties.

APPENDIX V

QUALIFICATIONS OF ASSESSOR

Alex Fullerton, Dipl.T., is a project technologist with the Environmental Due Diligence & Remediation group at Pinchin Environmental's Winnipeg office. Alex has experience in the environmental consulting field and has completed training in Environmental Technologies at Sir Sanford Fleming College.

APPENDIX II

FLOOR PLAN

I:\Jobs\Miscellaneous\Plant Layout\Floor-plan Revised Nov 4, 2009.dwg

(P) PULL STATIONS
(F) FIRE EXTINGUISHER
(H) HOSE
(E) EMERGENCY EXIT

DUST COLLECTOR #1

SPRAY BOOTH
SPRAY BOOTH
SPRAY BOOTH
SPRAY BOOTH

SPECIAL PROJECTS
FINISH PRODUCT
SHIPPING AREA

TABLE SAW

READY FOR SITE
TAKEN TO SITE

COUNTER TOP SAW

DRILL PRESS

RADIAL ARM SAW

PLANT OFFICE

SLIDING TABLESAW

18" PLANER

EDGE SANDER

SANDING TABLE
SANDING TABLE

RADIAL ARM SAW
RADIAL ARM SAW

SAND MASTER

TABLESAW
RADIAL ARM SAW

TABLESAW
RADIAL ARM SAW

CNC DRILL

END DRILL

TABLESAW
RADIAL ARM SAW

CNC DRILL

BELT SANDER
RADIAL ARM SAW

TABLESAW

EDGE BANDER

LIFT
TABLE

WIDE SANDER

EDGING STORAGE

LIFT TABLE

RADIAL ARM SAW

DOOR CELL
PRESS
TABLE
HARDWARE BIN
TABLE
REWORK STATION

MISC. TABLE

HIGH LINE
LIFT

PRESS
TABLE

SHELF TABLE

TABLE SAW

LIFT
GLUE SPREADER
LIFT
COLD PRESS

CHARLES OFFICE

FRONT PANEL SAW

PLYWOOD

RADIAL ARM SAW
SCISSOR LIFT

DADO SAW

EDGE BANDER

REAR PANEL SAW

FINISH PRODUCT
SHIPPING AREA

MATERIAL STORAGE

MATERIAL STORAGE
P-LAM
P-LAM
SCREWS
CORIAN

MATERIAL STORAGE

SHIPPING OFFICE

HARDWARE

SCREWS & MISC USABLE ITEMS

DUST COLLECTOR #2

JOINER
4x8
COLD PRESS
BAND SAW
SHAPER

MOULDER

FRAME CLAMP
CLAMP WHEEL

24" PLANER

MULTI RIP SAW
TABLE
LIFT

MAINTENANCE

TOOL ROOM

BOILER ROOM

LUMBER

SHEET GOODS

APPENDIX III

CERTIFICATES OF TITLE

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01

TITLE NUMBER..... 1649591/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

LEGAL DESCRIPTION:

MID CANADA MILLWORK LTD.

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

ALL THAT PORTION OF LOT 31 PLAN 4068 WLTO
WHICH LIES TO THE SW OF THE SOUTH WESTERN LIMIT OF LANE PLAN 6854 WLTO
AND TO THE WEST AND NW OF THE WESTERN AND NORTHWESTERN
LIMITS OF GIESBRECHT STREET PLAN 5054 WLTO
EXC FIRSTLY: WLY 717 FEET
SECONDLY: PUBLIC LANE PLAN 6854 WLTO AND
THIRDLY: ROAD PLAN 14676 WLTO
IN NE 1/4 34-6-6 EPM

TX: _____

DA: _____

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01

TITLE NUMBER..... 1649591/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

ACTIVE CHARGE LIST: BEGINNING

233279/1 ACCEPTED CAVEAT REG'D: 1975/01/09

FROM/BY: TOWN OF STEINBACH

TO:

CONSIDERATION: NOTES:

1988800/1 ACCEPTED CAVEAT REG'D: 1996/01/29

DESCRIPTION: RIGHT-OF-WAY AND EASEMENT AGREEMENT

FROM/BY: TOWN OF STEINBACH

TO:

CONSIDERATION: NOTES:

TX: _____ _____ REGISTRATION TO DISPLAY

DA: _____ F6-TSTC F8-NEXT PAGE

MORE ACTIVE CHARGES FOLLOW, TO VIEW PRESS THE PF8 KEY **MORE**

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 02

TITLE NUMBER..... 1649591/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

ACTIVE CHARGE LIST: BEGINNING

2803080/1 ACCEPTED CAVEAT REG'D: 2002/12/17

DESCRIPTION: EASEMENT

FROM/BY: THE MANITOBA HYDRO-ELECTRIC BOARD

TO: AGENT: W. B. MCFARLANE

CONSIDERATION: NOTES:

3132069/1 ACCEPTED MORTGAGE REG'D: 2005/05/17

FROM/BY: MID CANADA MILLWORK LTD.

TO: AXA PACIFIC INSURANCE COMPANY

CONSIDERATION: $45,000,000.00 NOTES:

CHARGES AFFECTING INSTRUMENT: 3132069/1

4129874/1 ACCEPTED POSTPONEMENT OF RIGHTS

NOTES: TO MORTGAGE 4123550

TX: ____ _____ REGISTRATION TO DISPLAY

DA: _____ F6-TSTC F7-PREV PAGE F8-NEXT PAGE

MORE ACTIVE CHARGES FOLLOW, TO VIEW PRESS THE PF8 KEY **MORE**

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 03

TITLE NUMBER..... 1649591/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

ACTIVE CHARGE LIST: BEGINNING

4129874/1 ACCEPTED POSTPONEMENT OF RIGHTS REG'D: 2011/09/28

FROM/BY: AXA PACIFIC INSURANCE COMPANY (MORTGAGE 3132069)

TO: ROYNAT INC. (MORTGAGE 4123550)

CONSIDERATION: NOTES:

4406775/1 ACCEPTED MORTGAGE REG'D: 2013/09/20

FROM/BY: MID CANADA MILLWORK LTD.

TO: BUSINESS DEVELOPMENT BANK OF CANADA

CONSIDERATION: $5,300,000.00 NOTES:

TX: _____ _____ REGISTRATION TO DISPLAY

DA: _____ F6-TSTC F7-PREV PAGE

*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSTS (3 OF 9) TITLE DISPLAY - WINNIPEG

TITLE NUMBER..... 1649591/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

SUMMARY OF TITLE DATA

SELECT ONE OF THE FOLLOWING:

TITLE NOTES..... MORE? NO .... _

ORIGINATING REG. NUMBER.. 2374717/1 ..... MORE? NO .... _

FROM TITLE NUMBER..... 1342195/1 TYPE.... ALL MORE? NO .... _

RPA/CROWN GRANT NUMBER... ..... MORE? NO .... _

NAME FOR SERVICE..... MID CANADA MILLWORK LTD. MORE? NO .... _

ADDRESS..... P.O. BOX 2140

78 PTH #52 WEST

STEINBACH MB

POSTAL CODE..... R0A2A0 EFFECT... ACTIVE

DUPLICATE PRODUCED ? .... MORE? NO .... _

ISSUED DATE.....

TX: _____ NEXT TITLE NUMBER... _____

DA: _____

NO MORE INFORMATION EXISTS REGARDING THIS SCREEN

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01

TITLE NUMBER..... 1649616/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

LEGAL DESCRIPTION:

MID CANADA MILLWORK LTD.

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

LOT 1 PLAN 4595 WLTO
EXC: SWLY 10 FEET
IN NE 1/4 34-6-6 EPM

TX: _____

DA: _____

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01

TITLE NUMBER..... 1649616/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

ACTIVE CHARGE LIST: BEGINNING

2803080/1 ACCEPTED CAVEAT REG'D: 2002/12/17

DESCRIPTION: EASEMENT

FROM/BY: THE MANITOBA HYDRO-ELECTRIC BOARD

TO: AGENT: W. B. MCFARLANE

CONSIDERATION: NOTES:

3132069/1 ACCEPTED MORTGAGE REG'D: 2005/05/17

FROM/BY: MID CANADA MILLWORK LTD.

TO: AXA PACIFIC INSURANCE COMPANY

CONSIDERATION: $45,000,000.00 NOTES:

CHARGES AFFECTING INSTRUMENT: 3132069/1

4129874/1 ACCEPTED POSTPONEMENT OF RIGHTS

NOTES: TO MORTGAGE 4123550

TX: _____ _____ REGISTRATION TO DISPLAY

DA: _____ F6-TSTC F8-NEXT PAGE

MORE ACTIVE CHARGES FOLLOW, TO VIEW PRESS THE PF8 KEY **MORE**

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 02

TITLE NUMBER..... 1649616/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

ACTIVE CHARGE LIST: BEGINNING

4129874/1 ACCEPTED POSTPONEMENT OF RIGHTS REG'D: 2011/09/28

FROM/BY: AXA PACIFIC INSURANCE COMPANY (MORTGAGE 3132069)

TO: ROYNAT INC. (MORTGAGE 4123550)

CONSIDERATION: NOTES:

4406775/1 ACCEPTED MORTGAGE REG'D: 2013/09/20

FROM/BY: MID CANADA MILLWORK LTD.

TO: BUSINESS DEVELOPMENT BANK OF CANADA

CONSIDERATION: $5,300,000.00 NOTES:

TX: _____ _____ REGISTRATION TO DISPLAY

DA: _____ F6-TSTC F7-PREV PAGE

*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSTS (3 OF 9) TITLE DISPLAY - WINNIPEG

TITLE NUMBER..... 1649616/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

SUMMARY OF TITLE DATA

SELECT ONE OF THE FOLLOWING:

TITLE NOTES..... MORE? NO .... _

ORIGINATING REG. NUMBER.. 2374717/1 ..... MORE? NO .... _

FROM TITLE NUMBER..... 1342198/1 TYPE.... ALL MORE? NO .... _

RPA/CROWN GRANT NUMBER... ..... MORE? NO .... _

NAME FOR SERVICE..... MID CANADA MILLWORK LTD. MORE? NO .... _

ADDRESS..... P.O. BOX 2140

78 PTH #52 WEST

STEINBACH MB

POSTAL CODE..... R0A2A0 EFFECT... ACTIVE

DUPLICATE PRODUCED ? .... MORE? NO .... _

ISSUED DATE.....

TX: _____ NEXT TITLE NUMBER... _____

DA: _____

NO MORE INFORMATION EXISTS REGARDING THIS SCREEN

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01

TITLE NUMBER..... 1649618/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

LEGAL DESCRIPTION:

MID CANADA MILLWORK LTD.

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

ALL THAT PORTION OF LOT 32 PLAN 4068 WLTO
WHICH LIES TO THE WEST OF THE WESTERN LIMIT OF PLAN 13361 WLTO
EXC FIRSTLY: WLY 717 FEET AND
SECONDLY: ROAD PLAN 14676 WLTO
IN NE 1/4 34-6-6 EPM

TX: _____

DA: _____

DATE: 2014/02/13 TITLE SEARCH PASCHEI
TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1649618/1 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **
COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO
ACTIVE CHARGE LIST: BEGINNING

245169/1 ACCEPTED CAVEAT REG'D: 1977/05/19
FROM/BY: TOWN OF STEINBACH
TO:
CONSIDERATION: NOTES: E 25 FT P

3132069/1 ACCEPTED MORTGAGE REG'D: 2005/05/17
FROM/BY: MID CANADA MILLWORK LTD.
TO: AXA PACIFIC INSURANCE COMPANY
CONSIDERATION: $45,000,000.00 NOTES:
CHARGES AFFECTING INSTRUMENT: 3132069/1
4129874/1 ACCEPTED POSTPONEMENT OF RIGHTS
NOTES: TO MORTGAGE 4123550

TX: ____ _____ REGISTRATION TO DISPLAY
DA: _____ F6-TSTC F8-NEXT PAGE
MORE ACTIVE CHARGES FOLLOW, TO VIEW PRESS THE PF8 KEY **MORE**

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSEC (2 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 02

TITLE NUMBER..... 1649618/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

ACTIVE CHARGE LIST: BEGINNING

4129874/1 ACCEPTED POSTPONEMENT OF RIGHTS REG'D: 2011/09/28

FROM/BY: AXA PACIFIC INSURANCE COMPANY (MORTGAGE 3132069)

TO: ROYNAT INC. (MORTGAGE 4123550)

CONSIDERATION: NOTES:

4180805/1 ACCEPTED CAVEAT REG'D: 2012/02/13

DESCRIPTION: EASEMENT

FROM/BY: THE MANITOBA HYDRO BOARD AND MTS ALLSTREAM INC., ETAL

TO:

CONSIDERATION: NOTES: N 18.898M P OF E 3.10M P

4406775/1 ACCEPTED MORTGAGE REG'D: 2013/09/20

FROM/BY: MID CANADA MILLWORK LTD.

TO: BUSINESS DEVELOPMENT BANK OF CANADA

CONSIDERATION: $5,300,000.00 NOTES:

TX: ____ _____ REGISTRATION TO DISPLAY

DA: _____ F6-TSTC F7-PREV PAGE

*** NO MORE ACTIVE CHARGES FOUND FOR THIS TITLE ***

DATE: 2014/02/13 TITLE SEARCH PASCHEI

TSTS (3 OF 9) TITLE DISPLAY - WINNIPEG

TITLE NUMBER..... 1649618/1 TITLE STATUS..... ACCEPTED

REGISTRATION DATE.. 1999/05/12 ASSESSMENT OFFICE.. ** MANITOBA **

COMPLETION DATE.... 1999/05/17 CONSOLIDATION..... NO

SUMMARY OF TITLE DATA

SELECT ONE OF THE FOLLOWING:

TITLE NOTES..... MORE? NO .... _

ORIGINATING REG. NUMBER.. 2374717/1 ..... MORE? NO .... _

FROM TITLE NUMBER..... 1342199/1 TYPE.... ALL MORE? NO .... _

RPA/CROWN GRANT NUMBER... ..... MORE? NO .... _

NAME FOR SERVICE..... MID CANADA MILLWORK LTD. MORE? NO .... _

ADDRESS..... P.O. BOX 2140

78 PTH #52 WEST

STEINBACH MB

POSTAL CODE..... R0A2A0 EFFECT... ACTIVE

DUPLICATE PRODUCED ? .... MORE? NO .... _

ISSUED DATE.....

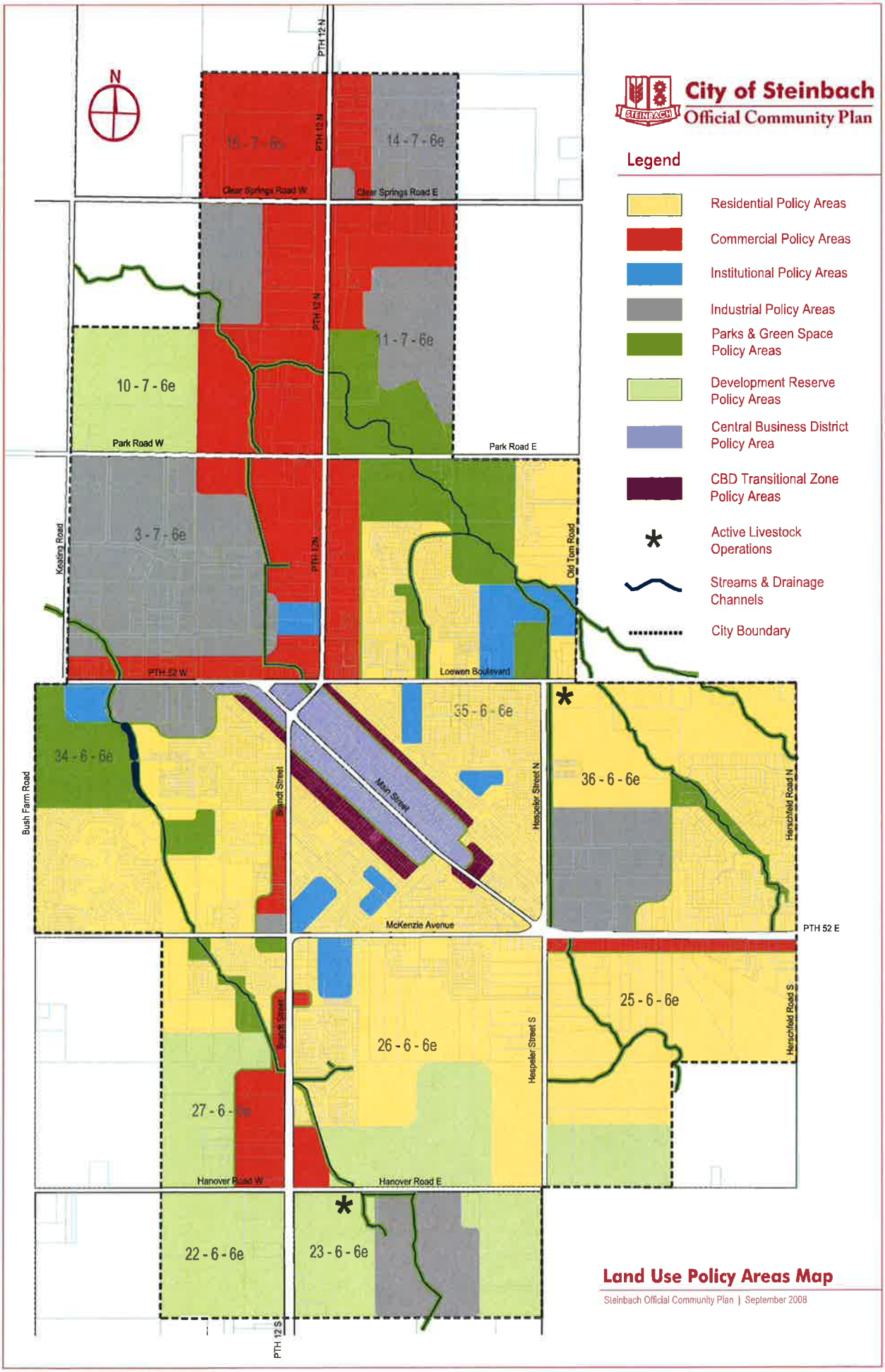
TX: _____ NEXT TITLE NUMBER... _____

DA: _____

NO MORE INFORMATION EXISTS REGARDING THIS SCREEN

APPENDIX IV

LAND USE POLICY AREAS MAP


City of Steinbach
Official Community Plan
Legend
Residential Policy Areas
Commercial Policy Areas
Institutional Policy Areas
Industrial Policy Areas
Parks & Green Space Policy Areas
Development Reserve Policy Areas
Central Business District Policy Area
CBD Transitional Zone Policy Areas
Active Livestock Operations
Streams & Drainage Channels
City Boundary
N
PTH 12 N
15 - 7 - 6e
14 - 7 - 6e
Clear Springs Road W
Clear Springs Road E
11 - 7 - 6e
10 - 7 - 6e
Park Road W
Park Road E
3 - 7 - 6e
Keating Road
PTH 12N
Old Tom Road
PTH 52 W
Loewen Boulevard
34 - 6 - 6e
35 - 6 - 6e
36 - 6 - 6e
Bush Farm Road
Brandt Street
Main Street
Hespeler Street N
Herschfeld Road N
McKenzie Avenue
PTH 52 E
25 - 6 - 6e
26 - 6 - 6e
27 - 6 - 6e
Hespeler Street S
Herschfeld Road S
Hanover Road W
Hanover Road E
22 - 6 - 6e
23 - 6 - 6e
PTH 12 S
Land Use Policy Areas Map
Steinbach Official Community Plan | September 2008

APPENDIX V

NATIONAL POLLUTANT RELEASE INVENTORY CALCULATION

Confirmation - Report Submission and Electronic Certification

Report Type : Inventory 2009
Date/Time submitted : 2010-06-23 12:23 EDT
Number of reports (listed in the table below) : 1

Language of Correspondence : English

Comments :

List of Reports to Submit

Company Name	Facility Name	City/District	Province Code	Programs	Substance Count
MID CANADA MILLWORK	MID CANADA MILLWORK - STEINBACH	Steinbach	MB	NPRI	4

Inventory 2009 Report

Report validated at: 2010-06-23 12:06:10

Facility Name : MID CANADA MILLWORK - STEINBACH

Facility Information Errors
Facility report contains no errors.

Volatile Organic Compounds (VOCs) [CAS Number: NA - M16]
Substance report contains no errors.

PM - Total Particulate Matter [CAS Number: NA - M08]
Substance report contains no errors.

PM10 - Particulate Matter <= 10 Microns [CAS Number: NA - M09]
Substance report contains no errors.

PM2.5 - Particulate Matter <= 2.5 Microns [CAS Number: NA - M10]
Substance report contains no errors.

Inventaire 2009

Report Information

Report ID: 20100617-2D3130363933343236383 5
Report Year: 2009
Programs Included: npri

Facility Information

MID CANADA MILLWORK - MID CANADA MILLWORK - STEINBACH

Street Address
78 PTH 52 West
Steinbach, MB
R5G 1X8

General

General Information

Is this facility a portable facility?:	No
Is this the first time the facility, under current or past ownership has reported to the NPRI?:	No
NPRI ID:	006657
D&B D-U-N-S Number:	24-914-9659
Federal Business Number:	132274325
Latitude:	49.5312
Longitude:	-96.6987

Industrial Classification Codes

CDN SIC 4-digit Code: Other Millwork Inds. (2549)
U.S. SIC Code: Millwork (2431)
NAICS 6-digit Code: Other Millwork (321919)

Qualification Information

Is the facility controlled by another company or companies?:	No
Did the facility prepare or implement any pollution prevention plans?:	No
Did the facility report under other environmental regulations or permits?:	Decline to answer
Is the facility required to report one or more NPRI Part 4 substances (CACs)?:	Yes

Contacts

Facility Contacts

Certifying Official

Mr. Darryl Friesen
Position: President
Tel.: 2043265888Ext.236
Fax: 2043261093
E-mail: darryl@midcanadamillwork.com

Street Address

78 PTH 52 West
Steinbach, MB
R5G 1X8

Public Contact

Mr. Darryl Friesen
Position: President
Tel.: 2043265888

Street Address

78 PTH 52 West
Steinbach, MB
R5G 1X8

Technical Contact

Mrs. Sandra Voth
Position: NPRI Technical Contact
Tel.: 2043265888Ext.225
Fax: 2043261093
E-mail: svoth@midcanadamillwork.com

Street Address

78 PTH 52 West
Steinbach, MB
R5G 1X8

Activities

Other Facility Details

Number of Employees: 122

Activities For Which the 20 000-Hour Employee Threshold Does Not Apply

	Non-hazardous solid waste incineration (≥ 26 tonnes/year)
	Biomedical or hospital waste incineration (≥ 26 tonnes/year)
	Hazardous waste incineration
	Sewage sludge incineration
	Wood preservation
	Terminal operations
	Discharge of treated or untreated wastewater (≥10,000 m^3/day)
X	None of the above

Activities Relevant to Reporting Dioxins/Furans and Hexachlorobenzene

	Non-hazardous solid waste incineration (≥26 tonnes/year)
	Biomedical or hospital waste incineration (≥26 tonnes/year)
	Hazardous waste incineration
	Sewage sludge incineration
	Base metal smelting (including copper, lead, nickel and zinc)
	Smelting of secondary lead
	Smelting of secondary aluminum
	Manufacturing of iron using sintering process
	Operation of electric arc furnaces in steel manufacturing
	Operation of electric arc furnaces in steel foundries
	Production of magnesium
	Manufacturing of portland cement
	Production of chlorinated organic solvents or chlorinated monomers

	content.editor.activities.questions2_fossil_fuel
	Combustion of salt-laden logs in forest products
	Combustion of fuel in kraft liquor boilers in forest products
	Wood preservation using pentachlorophenol
X	None of the above

Was the facility used for wood preservation using creosote?No

Operating Schedule and Shutdown Periods

Typical days of operation: Monday Tuesday Wednesday Thursday Friday
Typical hours of operation: 8 hours/day
Average daily start time of operation:07:00

Details on operating schedule variances

Start Date (YYYY-MM-DD)	End Date (YYYY-MM-DD)
2009-07-25	2009-08-09

PM - Total Particulate Matter (NA - M08)

General Information

This substance will be reported to the following programs : [npri]

NPRI

	meets criteria specified in Canada Gazette notice for 2009 NPRI
X	does NOT meet criteria specified in Canada Gazette notice for 2009 NPRI (see Note 1)
X	Releases/transfers are reported for the voluntary reporting of the substance.
	Releases/transfers are NOT reported for the voluntary reporting of the substance.

Note 1 : indicates report is voluntary

Releases

Releases to Air	Basis of Estimate	Detail Code	Quantity
Stack or Point Releases	E1		0.672

Monthly Breakdown of Annual Releases to Air By Percentage

January	8.333	**February**	8.333	**March**	8.334	**April**	8.333
May	8.333	**June**	8.334	**July**	8.333	**August**	8.333
September	8.334	**October**	8.333	**November**	8.333	**December**	8.334

Reasons For Changes in Quantities Released from Previous Year

	Changes in production levels
	Changes in estimation methods
	Pollution prevention activities
	Changes in on-site treatment
	Changes in off-site transfers for disposal
	Changes in off-site transfers for recycling
	Other (specify in comments field)
X	No significant change (i.e. <10%) or no change
	Not applicable (first year reporting this substance)

Anticipated Releases

2010	2011	2012	2013	2014
0.700	0.700	0.700	0.700	0.700

Pollution Prevention (P2) Activities

Materials or Feedstock Substitution

	Increased purity of materials
	Substituted materials
	Other (specify in comments)

Product Design or Reformulation

	Changed product specifications
	Modified design or composition
	Modified packaging
	Other (specify in comments)

Equipment or Process Modifications

	Modified equipment, layout or piping
	Use of different process catalyst
	Instituted better controls on operating bulk containers
	Changed form small volume containers bulk containers
	Modified stripping/cleaning devices
	Changed to mechanical stripping/cleaning devices
	Changed to aqueous cleaners
	Modified or installed rinse systems
	Improved rinse equipment design
	Improved rinse equipment operations
	Modified spray systems or equipment
	Improved application techniques
	Changed spray to other system
	Other (specify in comments)

Spill or Leak Prevention

	Improved storing or stacking procedures
	Improved procedures for loading, unloading and transfer operations
	Installed overflow alarms or automatic shut-off valves
	Installed vapour recovery systems
	Implemented inspection or monitoring program of potential spill or leak sources
	Modified containment procedures
	Improved draining procedures
	Other (specify in comments)

On-site Re-use, Recycling or Recovery

	Instituted recirculation within a process
	Other (specify in comments)

Improved Inventory Management or Purchasing Techniques

	Instituted procedures to ensure that materials do not stay in inventory beyond shelf-life
	Initiated testing of outdated material
	Eliminated shelf-life requirements for stable material
	Instituted better labelling procedures
	Instituted clearinghouse to exchange materials
	Instituted improved purchasing procedures
	Other (specify in comments)

Good Operating Practices or Training

	Improved maintenance scheduling, record keeping procedures
	Changed production schedule to minimize equipment and feedstock changeovers
	Training related to pollution prevention
	Other (specify in comments)

Other Pollution Prevention Activities (specify in comments)

	Other Pollution Prevention Activities (specify in comments)

No Pollution Prevention Activities

X	No Pollution Prevention Activities

PM10 - Particulate Matter <= 10 Microns (NA - M09)

General Information

This substance will be reported to the following programs : [npri]

NPRI

X	meets criteria specified in Canada Gazette notice for 2009 NPRI
	does NOT meet criteria specified in Canada Gazette notice for 2009 NPRI (see Note 1)

Note 1 : indicates report is voluntary

Releases

Releases to Air	Basis of Estimate	Detail Code	Quantity
Stack or Point Releases	E1		0.665

Monthly Breakdown of Annual Releases to Air By Percentage

January	8.333	**February**	8.333	**March**	8.334	**April**	8.333
May	8.333	**June**	8.334	**July**	8.333	**August**	8.333
September	8.334	**October**	8.333	**November**	8.333	**December**	8.334

Reasons For Changes in Quantities Released from Previous Year

	Changes in production levels
	Changes in estimation methods
	Pollution prevention activities
	Changes in on-site treatment
	Changes in off-site transfers for disposal
	Changes in off-site transfers for recycling
	Other (specify in comments field)
X	No significant change (i.e. <10%) or no change
	Not applicable (first year reporting this substance)

Anticipated Releases

2010	2011	2012	2013	2014
0.700	0.700	0.700	0.700	0.700

Pollution Prevention (P2) Activities

Materials or Feedstock Substitution

	Increased purity of materials
	Substituted materials
	Other (specify in comments)

Product Design or Reformulation

	Changed product specifications
	Modified design or composition
	Modified packaging
	Other (specify in comments)

Equipment or Process Modifications

	Modified equipment, layout or piping

	Use of different process catalyst
	Instituted better controls on operating bulk containers
	Changed form small volume containers bulk containers
	Modified stripping/cleaning devices
	Changed to mechanical stripping/cleaning devices
	Changed to aqueous cleaners
	Modified or installed rinse systems
	Improved rinse equipment design
	Improved rinse equipment operations
	Modified spray systems or equipment
	Improved application techniques
	Changed spray to other system
	Other (specify in comments)

Spill or Leak Prevention

	Improved storing or stacking procedures
	Improved procedures for loading, unloading and transfer operations
	Installed overflow alarms or automatic shut-off valves
	Installed vapour recovery systems
	Implemented inspection or monitoring program of potential spill or leak sources
	Modified containment procedures
	Improved draining procedures
	Other (specify in comments)

On-site Re-use, Recycling or Recovery

	Instituted recirculation within a process
	Other (specify in comments)

Improved Inventory Management or Purchasing Techniques

	Instituted procedures to ensure that materials do not stay in inventory beyond shelf-life
	Initiated testing of outdated material
	Eliminated shelf-life requirements for stable material
	Instituted better labelling procedures
	Instituted clearinghouse to exchange materials
	Instituted improved purchasing procedures
	Other (specify in comments)

Good Operating Practices or Training

	Improved maintenance scheduling, record keeping procedures
	Changed production schedule to minimize equipment and feedstock changeovers
	Training related to pollution prevention
	Other (specify in comments)

Other Pollution Prevention Activities (specify in comments)

	Other Pollution Prevention Activities (specify in comments)

No Pollution Prevention Activities

X	No Pollution Prevention Activities

PM2.5 - Particulate Matter <= 2.5 Microns (NA - M10)

General Information

This substance will be reported to the following programs : [npri]

NPRI

X	meets criteria specified in Canada Gazette notice for 2009 NPRI
	does NOT meet criteria specified in Canada Gazette notice for 2009 NPRI (see Note 1)

Note 1 : indicates report is voluntary

Releases

Releases to Air	Basis of Estimate	Detail Code	Quantity
Stack or Point Releases	E1		0.647

Monthly Breakdown of Annual Releases to Air By Percentage

January	8.333	**February**	8.333	**March**	8.334	**April**	8.333
May	8.333	**June**	8.334	**July**	8.333	**August**	8.333
September	8.334	**October**	8.333	**November**	8.333	**December**	8.334

Reasons For Changes in Quantities Released from Previous Year

	Changes in production levels
	Changes in estimation methods
	Pollution prevention activities
	Changes in on-site treatment
	Changes in off-site transfers for disposal
	Changes in off-site transfers for recycling
	Other (specify in comments field)
X	No significant change (i.e. <10%) or no change
	Not applicable (first year reporting this substance)

Anticipated Releases

2010	2011	2012	2013	2014
0.700	0.700	0.700	0.700	0.700

Pollution Prevention (P2) Activities

Materials or Feedstock Substitution

	Increased purity of materials
	Substituted materials
	Other (specify in comments)

Product Design or Reformulation

	Changed product specifications
	Modified design or composition
	Modified packaging
	Other (specify in comments)

Equipment or Process Modifications

	Modified equipment, layout or piping

	Use of different process catalyst
	Instituted better controls on operating bulk containers
	Changed form small volume containers bulk containers
	Modified stripping/cleaning devices
	Changed to mechanical stripping/cleaning devices
	Changed to aqueous cleaners
	Modified or installed rinse systems
	Improved rinse equipment design
	Improved rinse equipment operations
	Modified spray systems or equipment
	Improved application techniques
	Changed spray to other system
	Other (specify in comments)

Spill or Leak Prevention

	Improved storing or stacking procedures
	Improved procedures for loading, unloading and transfer operations
	Installed overflow alarms or automatic shut-off valves
	Installed vapour recovery systems
	Implemented inspection or monitoring program of potential spill or leak sources
	Modified containment procedures
	Improved draining procedures
	Other (specify in comments)

On-site Re-use, Recycling or Recovery

	Instituted recirculation within a process
	Other (specify in comments)

Improved Inventory Management or Purchasing Techniques

	Instituted procedures to ensure that materials do not stay in inventory beyond shelf-life
	Initiated testing of outdated material
	Eliminated shelf-life requirements for stable material
	Instituted better labelling procedures
	Instituted clearinghouse to exchange materials
	Instituted improved purchasing procedures
	Other (specify in comments)

Good Operating Practices or Training

	Improved maintenance scheduling, record keeping procedures
	Changed production schedule to minimize equipment and feedstock changeovers
	Training related to pollution prevention
	Other (specify in comments)

Other Pollution Prevention Activities (specify in comments)

	Other Pollution Prevention Activities (specify in comments)

No Pollution Prevention Activities

X	No Pollution Prevention Activities

Volatile Organic Compounds (VOCs) (NA - M16)

General Information

This substance will be reported to the following programs : [npri]

NPRI

X	meets criteria specified in Canada Gazette notice for 2009 NPRI
	does NOT meet criteria specified in Canada Gazette notice for 2009 NPRI (see Note 1)

Note 1 : indicates report is voluntary

Did the facility release to air 1 tonne or more of a Part 5 Substance (Speciated VOC)?Yes

Releases

Releases to Air	Basis of Estimate	Detail Code	Quantity
Stack or Point Releases	C		11.079
Fugitive Releases	C		0.991

Monthly Breakdown of Annual Releases to Air By Percentage

January	8.333	**February**	8.333	**March**	8.334	**April**	8.333
May	8.333	**June**	8.334	**July**	8.333	**August**	8.333
September	8.334	**October**	8.333	**November**	8.333	**December**	8.334

Reasons For Changes in Quantities Released from Previous Year

X	Changes in production levels
	Changes in estimation methods
	Pollution prevention activities
	Changes in on-site treatment
	Changes in off-site transfers for disposal
	Changes in off-site transfers for recycling
	Other (specify in comments field)
	No significant change (i.e. <10%) or no change
	Not applicable (first year reporting this substance)

Anticipated Releases

2010	2011	2012	2013	2014
20.000	20.000	20.000	20.000	20.000

Speciated VOC (Part 5)

VOC Source: Other Sources

CAS Number	Substance	Release
123-86-4	n-Butyl acetate	2.435
141-78-6	Ethyl acetate	1.002
64-17-5	Ethyl alcohol	1.882
67-63-0	Isopropyl alcohol	1.021
108-88-3	Toluene	3.693

Pollution Prevention (P2) Activities

Materials or Feedstock Substitution

	Increased purity of materials
	Substituted materials
	Other (specify in comments)

Product Design or Reformulation

	Changed product specifications
	Modified design or composition
	Modified packaging
	Other (specify in comments)

Equipment or Process Modifications

	Modified equipment, layout or piping
	Use of different process catalyst
	Instituted better controls on operating bulk containers
	Changed form small volume containers bulk containers
	Modified stripping/cleaning devices
	Changed to mechanical stripping/cleaning devices
	Changed to aqueous cleaners
	Modified or installed rinse systems
	Improved rinse equipment design
	Improved rinse equipment operations
	Modified spray systems or equipment
	Improved application techniques
	Changed spray to other system
	Other (specify in comments)

Spill or Leak Prevention

	Improved storing or stacking procedures
	Improved procedures for loading, unloading and transfer operations
	Installed overflow alarms or automatic shut-off valves
	Installed vapour recovery systems
	Implemented inspection or monitoring program of potential spill or leak sources
	Modified containment procedures
	Improved draining procedures
	Other (specify in comments)

On-site Re-use, Recycling or Recovery

	Instituted recirculation within a process
	Other (specify in comments)

Improved Inventory Management or Purchasing Techniques

	Instituted procedures to ensure that materials do not stay in inventory beyond shelf-life
	Initiated testing of outdated material
	Eliminated shelf-life requirements for stable material
	Instituted better labelling procedures
	Instituted clearinghouse to exchange materials
	Instituted improved purchasing procedures
	Other (specify in comments)

Good Operating Practices or Training

	Improved maintenance scheduling, record keeping procedures
	Changed production schedule to minimize equipment and feedstock changeovers
	Training related to pollution prevention
	Other (specify in comments)

Other Pollution Prevention Activities (specify in comments)

	Other Pollution Prevention Activities (specify in comments)

No Pollution Prevention Activities

X	No Pollution Prevention Activities

Total Facility Criteria Air Contaminants (CACs) Emissions for 2009
MID CANADA MILLWORK LTD.

NPRI SUBSTANCE	Paint Shop Emissions (Tonnes) Mass Balance	Adhesive Emissions (Tonnes) Mass Balance	Natural Gas Burning Emissions (Tonnes) Emission Factors	Wood Burning Boiler Emissions (Tonnes) Emission Factors	Wood Dust Emissions (Tonnes) Emission Factors	Total Facility Emissions (Tonnes)	Total Emissions From Point Sources (Tonnes)	Total Emissions From Fugitive Sources (Tonnes)
VOC	11.065	0.991	0.0139	0	0	12.0699	11.0789	0.991
TPM	0.013	0	0.0079	0.0723	0.579	0.6722	0.0932	0
PM10	0.013	0	0.0079	0.0653	0.579	0.6652	0.6652	0
PM2.5	0.013	0	0	0.0549	0.579	0.6469	0.6469	0
NOx 11104-93-1	0	0	0.262	0	0	0.262	0.841	0
SO2 7446-09-5	0	0	0	0	0	0	0	0
CO 630-08-0	0	0	0.0524	0	0	0.0524	0.0524	0

NPRI SUBSTANCE	Total Facility Emissions (Tonnes)	NPRI Facility Threshold (Tonnes)	NPRI Threshold Exceeded? (Yes/No)	Rational
VOC	12.0699	10	Yes	Facility emission is greater than NPRI threshold
TPM	0.6722	20	No	Facility emission is less than NPRI threshold
PM10	0.6652	0.5	Yes	Facility emission is greater than NPRI threshold
PM2.5	0.6469	0.3	Yes	Facility emission is greater than NPRI threshold
NOx 11104-93-1	0.262	20	No	Facility emission is less than NPRI threshold
SO2 7446-09-5	0	20	No	Facility emission is less than NPRI threshold
CO 630-08-0	0.0524	20	No	Facility emission is less than NPRI threshold

Report VOC's under Mass Balance because it accounts for the most emissions. As per Christa Seaman of Environment Canada May 27, 2003.

Fugitive Emissions from Adhesives for 2009

MID CANADA MILLWORK LTD.

% VOC	
Total VOCs (kg)	991

Wood Burning for 2009 MID CANADA MILLWORK LTD. STACK / POINT

Estimates: 36 Bundles of wood per pallet
18 kg of wood per bundle
3 working days one pallet of wood takes to burn.
We burn wood from mid November to the end of March each winter.

Calculations:

Jan 01, 2009	to	Mar 31, 2009	equals	61	Working Days
Nov 15, 2009	to	Dec 31, 2009	equals	32	Working Days
				93	**Total days wood is burned**
			Divided by	3	working days one pallet of wood takes to burn.
				31	**Pallets of wood burned in 2009**
			Multiplied by	36	Bundles of wood per pallet
			Multiplied by	18	kg of wood per bundle
				20,088	**Total kg of wood burned in 2009**

CAS	POLLUTANT	Emission Factor in Scientific Notation	Emission Factor as a real number	Emission Factor Units	Emissions (kg)
	PM10, filterable	3.250E+00	3.250	kg per tonne Wood/Bark Burned	65.3
	PM, filterable	3.600E+00	3.600	kg per tonne Wood/Bark Burned	72.3
	PM2.5, filterable	2.735E+00	2.735	kg per tonne Wood/Bark Burned	54.9

Emission Factors supplied by Christa Seaman of Environment Canada May, 2003.

Paint Shop Stack/Point Emissions for 2009 — MID CANADA MILLWORK LTD.

Paint Shop Materials:

13,923 kg VOCs. Assume all were released and that fibreglass filter does not control VOCs. ?
4,187 kg Solids. Assume 70% spray gun transfer efficiency and Dry filter control efficiency of 99% ?
20,279 Total Litres finishing materials ?

Calculations:

	Waste Paint Booth Filters & Fliter Dust (kg)	Waste Paint Related (L)	Waste Paint Related Sludge (L)	Waste Sludge Upcharge (Inches) (6.21L/Inch)	Total (kg)
L/contanter	n/a	205	205	6.21	
Units sent to Environmental Recycler	1320	20	0	9	
Ave. SG	1	0.89306	1	1	
Total kg sent to Miller	1320	3662	0	56	5038
Ave % VOCs	0.00%	76.88%	76.88%	76.88%	
kg VOCs sent to Miller	0	2815	0	43	2858

$$\text{Ave. SG} = \frac{\text{13923 Total kg VOC + 4187 Total kg Solids}}{\text{20278.5 Total Litres finishing materials}}$$

$$\text{Ave \% VOCs} = \frac{\text{13923 Total kg VOC}}{\text{13923 Total kg VOC + 4187 Total kg Solids}}$$

13,923 kg VOCs less 2858 Sent to United Chemical for disposal. = 11,065 kg uncontrolled VOC emissions

4,187 kg Solids x 30% (1 - 0.70) transfer efficiency = 1256 kg uncontrolled particulate matter emissions (100% PM2.5)

CAS	POLLUTANT	Uncontrolled Emissions (kg)	Emission Control Factor (% released into atmosphere)	Controlled Emissions (kg)
	Volatile organic compounds (VOC)	11,065	100%	11,065
	TPM, filterable	1,256	0%	13
	PM10, filterable	1,256	0%	13
	PM2.5, filterable	1,256	1%	13
11104-93-1	NOx	0	?	0
7446-09-5	SO2	0	?	0
630-08-0	CO	0	?	0

All these methods (including spraygun and filter efficiencies) approved by Christa Seaman at Environment Canada May 26, 2003

	23062	22002	23322	23037	
	Waste Paint Booth Filters & Fliter Dust (kg)	Waste Paint Related (L)	Waste Paint Related Sludge (L)	Waste Sludge Upcharge (Inches) (6.21L/Inch)	Total (kg)
L/contanter	n/a	205	205	6.21	
Units sent to Environmental Recycler	1320	20	0	9	
Ave. SG	1	0.89306	1	1	
Total kg sent to Miller	1320	3662	0	56	5038
Ave % VOCs	0.00%	76.88%	76.88%	76.88%	
kg VOCs sent to Miller	0	2815	0	43	2858

100	3	
200	7	
205	4	
615	1	
200	5	
		9

Wood Dust for 2009

MID CANADA MILLWORK LTD. STACK / POINT

Calculations: Jan 01, 2009 to Dec 31, 2009 equals

250	Working Days
less 10	Plant Shut-Down Days for vacation
240	**Net Working Days**

Dust Collector #1	240	net working days /	4	workdays per load equals	60	Loads
Dust Collector #2	240	net working days /	61	workdays per load equals	4	Loads
				Total Loads of Wood Waste Removed:	**64**	**Loads**

64 total loads x 4.521 tonnes per load equals **289.344** **Tonnes of Wood Waste Removed.**

Estimated percentage of wood dust = 0.71%

289.344 Tonnes of Wood Waste x 0.71% equals **2.054** **Tonnes of Wood Dust Removed.**

Amount Wood Dust released = Total amount Wood Dust produced - Amount of Wood Dust removed
Amount of Wood Dust removed = Total amount of Wood Dust produced * Collection efficiency of system
Based on specs, the removal efficiency = 78% (2.2 to 3.0 micron)
Amount Wood Dust removed = Total amount of Wood Dust produced * 78%
Total amount of Wood Dust produced = Amount Wood Dust removed / 0.78

2.054 tonnes Wood Dust removed / 0.78 equals **2.633 Tonnes Total Amount of Wood Dust Produced.**

Wood Dust released = 2.633 tonnes - 2.054 tonnes equals **0.579 Tonnes PM2.5 Wood Dust Released**

CAS	POLLUTANT	Emissions (tonnes)
	PM10, filterable	0.579
	PM, filterable	0.579
	PM2.5, filterable	0.579

Calculations supplied by Jason Hawirko of Environment Canada May, 2005.

Definitions

"Wood waste": ALL wood that is collected by the dust collectors.
"Wood dust": the fine powder-like particles. (under 200 microns)

Dust Collector Information

Dust collector #1 is a MacDonald Steel Environmental Systems # 26PTFU. It's mainly used to collect wood waste from the rip saw, moulder, planer and panel saws. It is a baghouse type, 100 HP, 20,000 cfm. We dump one truckload about every four working days.
Dust collector #2 is a MacDonald Steel Environmental Systems # 23PTFU. It's mainly used to collect wood waste from table saws, sanders and all the other smaller machines. It is a baghouse type, 50 HP, 13,000 cfm. We dump one truckload about every three months.
Kelly McGill of MacDonald Steel Environmental Systems provided the following filter efficiency data on the dust collectors.

0.3 to 0.4 micron 10% efficient.	0.4 to 0.5 micron 11% efficient.	0.5 to 0.7 micron 12% efficient.
1.0 to 1.3 micron 19% efficient.	1.3 to 1.6 micron 35% efficient.	1.6 to 2.2 micron 48% efficient.
2.2 to 3.0 micron 78% efficient.	3.0 to 3.8 micron 90% efficient.	3.8 to 4.6 micron 99.99% efficient.

Mr. McGill said these ratings reflect the "initial removal efficiency", which is when the bags are new. He also said the efficiency improves as the fabric becomes congested. So these efficiencies are the worst-case scenario and would improve shortly after start-up
The wood waste is delivered to the dust collectors through ducting by means of air moving through the ducts.
The air is filtered at the efficiencies listed above and the wood waste is deposited in the dust collector bin.
Then, all the air and any remaining wood waste is returned to the interior of our building.
The wood waste in the bin is removed and disposed of by giving it to local farmers for livestock bedding.

Dust Information

On May 30, 2005 I estimated the ratio of fine powder-like wood dust there is in the total wood waste.
I took a sample of the wood waste from dust collector #1. In a 20-litre pail, the wood waste sample was 280mm deep.
I screened the wood waste particles through a 200-micron strainer that we use in our paint shop.
See the attached web site for a description of the strainer I used. http://www.binks.com/products/display14_3.asp
After screening, I was left with less than 2mm of fine wood dust at the bottom of the pail.
2mm / 280mm = 0.71% of the wood waste is powder-like dust at less than 200 microns in diameter.

Truck Information

The box on our dump truck measures 2.34m wide x 4.14m long x 1.83m deep = 17.73 cubic metres (23.19 cubic yards)
The truck weighs 5,579kg (12,300 pounds) when empty, as per the scale operator at our local landfill site.
On May 27, 2005, an employee dumped our dust collector #1 and the wood waste was 1.07m deep in the truck box.
2.34m wide x 4.14m long x 1.07m deep = 10.37 cubic metres of wood waste.
The weight of the truck and the load of wood waste together was 8,219kg (18,120 pounds).
8,219kg – 5579kg = 2640kg of wood waste.
The density of the wood waste is: 2640kg / 10.37 cubic metres = 255kg per cubic metre.
255kg per cubic metre x 17.73 cubic metres per FULL load = 4521kg (4.521 tonnes) wood waste per FULL load.

Road Dust for 2009

MID CANADA MILLWORK LTD. STACK / POINT

Calculations:						
Jan 01, 2009	to	Dec 31, 2009	equals	250	Working Days
			less	10	Plant Shut-Down Days for vacation
Jan 01, 2009	to	Mar 31, 2009	less	61	Working Days where driveway is snow covered
Nov 15, 2009	to	Dec 31, 2009	less	32	Working Days where driveway is snow covered
				147	**Net Working Days**

Employees

Length of gravel driveway:	125	metres	x	2	equals	250	meters round trip per work day.		
Number of vehicles:	55								
147 work days	x	250	meters	x	55	vehicles	equals	2021.25	km

Trucks

Length of gravel driveway:	75	metres	x	2	equals	150	meters round trip per work day.		
Number of trucks per day:	5								
147 work days	x	150	meters	x	5	vehicles	equals	110.25	km

IF TOTAL km EXCEEDS 10,000km THRESHOLD, THEN CALCULATE AND INCLUDE PM EMISSIONS.

TOTAL	**2131.5 km**