

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
RESIDENTIAL PROPERTY
45124 ROAD 164N (CARNE RIDGE ROAD)
RM OF GRAHAMDALE**

**Prepared for:
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Prepared by:

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THIS REPORT CONTAINS PROVISIONS LIMITING LIABILITY, THE SCOPE OF THE REPORT AND THIRD PARTY RELIANCE

Distribution:

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December 16, 2024

EXECUTIVE SUMMARY

Parsons Inc. (Parsons) was retained by Manitoba Transportation and Infrastructure (MTI) to conduct a Phase I environmental site assessment (ESA) of the residential property located at 45124 Road 164N (Carne Ridge Road) in the Rural Municipality of (RM) of Grahamdale (the Site). The purpose of the work was to identify actual and potential environmental concerns at the Site arising from past and present activities on the Site.

Based on the information present herein, the Site has been under the ownership of His Majesty the King in Right of the Province of Manitoba since February 2023 and the property, which mainly consists of a single family residential dwelling, garage and two sheds, has been unoccupied since acquisition of the property by the Province of Manitoba. The residential dwelling was constructed at the property in the early 1990s and has had three owners since that time. Prior to construction of the residential dwelling, the property was undeveloped.

A summary of the Phase I ESA key findings are presented in the following table:

Site	Residential Property, located 45124 Road 164N (Carne Ridge Road) Latitude: 51.390344 Longitude: -98.532289 NW ¼ Section 9 Township 28 Range 8 WPM
Site operations	Residential property
Date(s) of Construction	Approximately 1990 to 1992
Zoning – land use	Agricultural
Former land use	Undeveloped
Present Features on-Site	<ul style="list-style-type: none"> • Single family residential dwelling (bungalow); • Detached garage; • Two sheds; and, • Water well and septic tank/field
Past features on-Site	<ul style="list-style-type: none"> • None
Soil type – surficial	Silt diamicton
Bedrock type	Dolomite
Groundwater usage	Yes
Nearest surface water body	Goodison Lake (500 m northwest of Site)
Surface water drainage on-Site	Generally directed northwest
Potential Contaminants of Concern	None observed
Actual Sources of Contamination	None observed
Potential Sources of Contamination	None observed

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1.0 INTRODUCTION

1.1 PURPOSE

Parsons Inc. (Parsons) was retained by Manitoba Transportation and Infrastructure (MTI) to conduct a Phase I environmental site assessment (ESA) of the residential property located at 45124 Road 164N (Carne Ridge Road) in the Rural Municipality of (RM) of Grahamdale (the Site). The purpose of the work was to identify actual and potential environmental concerns at the Site arising from past and present activities on the Site.

1.2 SCOPE OF WORK AND OBJECTIVES

The scope of work included the following:

- Conduct a Phase I ESA in general accordance with Canadian Standards Association (CSA) Z768-01 (R2012) standard for Phase I Environmental Site Assessments and the MTI Terms of Reference for Phase I Environmental Site Assessments (January 2013; updated January 2020); and,
- Prepare a report documenting Phase I ESA activities, findings, and conclusions.

1.3 LIMITATIONS AND CONDITIONS

1.3.1 LIMITATION OF LIABILITY, SCOPE OF REPORT AND THIRD PARTY RELIANCE

This report has been prepared and the work referred to in this report has been undertaken by Parsons for Manitoba Transportation and Infrastructure (MTI). It is intended for the sole and exclusive use of MTI, its affiliated companies and partners and their respective insurers, agents, employees and advisors (collectively, "MTI"). Any use, reliance on or decision made by any person other than MTI based on this report is the sole responsibility of such other person. MTI and Parsons make no representation or warranty to any other person with regard to this report and the work referred to in this report and they accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

The work undertaken by Parsons, with respect to this report and any conclusions or recommendations made in this report reflect Parsons' judgment based on the Site conditions observed at the time of the Site inspection on the date(s) set out in this report and on information examined at the time of preparation of this report. This report has been prepared for specific application to this Site and it is based, in part, upon visual observation of the Site. Unless otherwise stated, the findings cannot be extended to previous or future Site conditions and portions of the Site which were unavailable for direct observation.

If Site conditions or applicable standards change or if any additional information becomes available at a future date, modifications to the findings, conclusions and recommendations in this report may be necessary.

Other than by MTI, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of Parsons. Nothing in this report is intended to constitute or provide a legal opinion.

2.0 PHASE I ENVIRONMENTAL SITE ASSESSMENT

2.1 METHODOLOGY

This Phase I ESA consisted of a Site reconnaissance visit on October 28, 2024, discussions with personnel familiar with the Site, inquiries to government agencies and a review of background information such as aerial photographs, government documents and geological maps. This Phase I ESA did not involve intrusive investigations, noise or vibration assessments or an evaluation of compliance with government regulations.

2.1.1 RECORDS REVIEW

The records review for the Phase I ESA consisted of contacting the following government agencies and individuals and obtaining and reviewing the following information (if available):

- Manitoba Environment, Climate and Conservation (MECC) – aerial photographs, environmental file search, water well database and species at risk;
- Teranet Manitoba – Land Title Office – title search;
- Manitoba Assessment Services – property records;
- Various topographic, geologic and hydrogeologic maps or reports;
- Previous environmental reports for the Site; and,
- MTI – company records.

2.1.2 INTERVIEWS

Interviews were conducted with available individuals having knowledge of the Site and the Site's history:

 – MTI representative.

Note, a request to interview the historical property owners was not granted.

2.1.3 SITE VISIT

Ms. Lauren Nash of Parsons conducted a Site reconnaissance on October 28, 2024. Ms. Hickman, MTI representative, accompanied Ms. Nash.

Preliminary information obtained from the records review was considered prior to conducting the Site reconnaissance.

2.2 GENERAL SITE DESCRIPTION

2.2.1 SITE LOCATION AND GENERAL DESCRIPTION

The Site, which is primarily comprised of a single family residential dwelling, is located at 45124 Road 164N (Carne Ridge Road), approximately 2 km west of the Community of Grahamdale in the RM of Grahamdale. The Site occupies 0.609 hectares within NW ¼ Section 9, Township 28, and Range 8 WPM. The Site location is illustrated on Drawing No. 1.

It is our understanding that the property was acquired by His Majesty the King in Right of the Province of Manitoba in 2023 as part of the realignment of Provincial Road 239 associated with the Lake Manitoba and Lake St. Martin Outlet Channels project. The property has been unoccupied since acquisition of the property by the Province of Manitoba.

2.2.2 ON-SITE BUILDING STRUCTURES

The following key buildings were present at the Site:

- Single family residential dwelling (bungalow);
- Detached garage; and,
- Two sheds.

The residential dwelling is a single storey, wood framed structure with a concrete foundation. The exterior of the dwelling consists mainly of brick and stucco, metal roof (reportedly, shingles present underneath) and painted pressure treated decking. The main floor of the dwelling is comprised of a kitchen/dining area, living area, washroom/laundry room, primary bedroom, primary bathroom (was previously a bedroom), and the basement is comprised of a living area, three bedrooms, bathroom and utility room. The interior of the dwelling is primarily finished with painted drywall and wood panels, carpet, vinyl flooring, ceiling tiles (basement) and a stipple ceiling (main floor). Lighting for the dwelling is mainly provided by fluorescent and incandescent lights. The utility room houses the electrical panel, electric furnace (controlled by an electronic thermostat), water heater and water filtration/softener system. Two sumps are also located in the basement. The dwelling is serviced by a water well and septic tank/field. An air conditioning unit was observed under the deck of the dwelling.

The garage is a single storey, concrete slab-on-grade, wood framed structure with wood siding and a metal roof (reportedly, shingles present underneath). The building is uninsulated and does not appear to be heated. A secondary electrical panel is present in the building. Fluorescent, incandescent and halogen lamps provide lighting.

Two storage sheds are located on the east side of the property. The exterior of the sheds consisted of vinyl and metal siding and asphalt shingles were present on the roof of both sheds. The sheds were not accessible during the Site reconnaissance.

In addition, a wood shed and two abandoned vehicles were also present at the Site.

The present Site configuration is shown on Drawing No. 2. Annotated photographs of the Site and structure/features noted above and within are presented in Appendix A.

2.2.2 UTILITIES

Overhead electrical and telephone lines service the Site, specifically the residential dwelling and detached garage. Water is supplied to the residential dwelling via a water well located on the west side of the residential dwelling; and, a septic tank/field system is located near the southeast corner of the residential dwelling.

2.2.3 ADJACENT PROPERTIES

Table 1: Adjacent Land Use

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>
North	Road 164 North/Agricultural	Rural Agricultural
East	Agricultural	Rural Agricultural
South	Agricultural	Rural Agricultural
West	Agricultural	Rural Agricultural

2.3 REGIONAL CHARACTERISTICS

2.3.1 TOPOGRAPHY, GEOLOGY, SOILS AND DRAINAGE

Based on the topographic map presented as Drawing No. 1, aerial photographs and the Site reconnaissance:

- The nearest surface water body is an outlet channel of Goodison Lake, located approximately 500 m northwest of the Site.
- Surface water drainage (runoff) at the Site appears to be generally directed to a drainage ditch located north of the property, along Road 164N (Carne Ridge Road).
- The local topography is generally flat lying and regional surface water drainage appears to flow towards the west.

The records review revealed the following geologic and hydrogeologic information:

- The surficial geology in the region is categorized as till, typically 1-10 metres thick and derived from Paleozoic carbonate rocks, with some evidence of wave washing. The surficial geology in the vicinity of the Site has been mapped as a silt diamicton which is calcareous in nature and largely composed of Paleozoic rocks from the Hudson Bay Lowland and the Interlake region of southern Manitoba. (Manitoba's Mineral Resource, Geological Survey, Surficial Geology Compilation Map Series).
- The bedrock in the area has been mapped as Silurian dolomite of the East Arm formation of the Interlake group; specifically, micritic, fossiliferous, stromatolitic and biostromal dolomites with several sand/argillaceous marker beds (Manitoba Mineral Resources 2013: Bedrock geology, Manitoba; in Map Gallery).

2.3.2 WATER SUPPLY AND GROUNDWATER

A water well is present at the Site that supplies water to the residential dwelling. The water well is located on the west side of the residential dwelling and water enters the dwelling via piping in the basement foundation into the utility room. A water filtration and softener system were observed in the utility room.

2.4 RECORDS REVIEW

2.4.1 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs of the Site and adjacent properties were obtained from the MECC Air Photo Library for the years indicated below:

- 1948, 1961, 1973, 1980 and 1993.

A summary of the information obtained from the aerial photographs is provided in the following table:

Table 2: Historical Aerial Photographs

<i>Year</i>	<i>Site</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
1948	Undeveloped	Road 164N; Agricultural	Forested	Forested	Forested
1961	Undeveloped	Generally unchanged	Access road and structures visible	Generally unchanged	Generally unchanged
1973	Undeveloped	Generally unchanged	Generally unchanged	Generally unchanged	Generally unchanged
1980	Undeveloped	Generally unchanged	Generally unchanged	Generally unchanged	Generally unchanged
1993	Access road and residential dwelling visible	Generally unchanged	Generally unchanged	Generally unchanged	Generally unchanged
2024*	Present configuration	Generally unchanged	Structures not present	Generally unchanged	Generally unchanged

*Drawing No. 2 is presented on a 2024 Google Earth image and represents the current Site configuration.

The historical aerial photographs are presented in Appendix B.

2.4.2 LAND TITLES

The property is registered under Title number 3231289/1, dated February 6, 2023 and is legally described as “HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF MANITOBA IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND: THE ELY 290 FEET PERP OF THE WLY 1504 FEET PERP OF THE NLY 301 FEET PERP OF THE NW 1/4 OF SECTION 9-28-8 WPM EXC PUBLIC ROAD PLAN 68195 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE GRANT FROM THE CROWN”.

A review of the historical land title information and chain of ownership information provides the following details concerning ownership of the property over time:

Table 3: Historical Land Titles

<i>Certificate of Title Number</i>	<i>Date of Certificate of Title</i>	<i>Certificate of Title Holder</i>
3118321	2023-02-06	
2598529	2012-05-25	
1981635	2003-11-05	
1277783	1992-12-09 (electronic title conversation)	
H24254	1982-08-09	

A copy of the documents obtained from the land title search are presented in Appendix C.

2.4.3 WATER WELL RECORDS

A search of the MECC water well database was conducted to determine the presence of water wells potentially located in proximity to the Site. The search yielded water well record PID 47532, owned by H Meisner. The water well was installed by A.M. Bruce Drilling on July 15, 1983. The water well is completed to a depth of approximately 14 mbgs; galvanized casing from grade to 13 mbgs and perforated from approximately 13 to 14 mbgs in limestone, silica sand and shale bedrock.

Given the owner of the water well record was identified as H Meisner, registered owner of the property at the time, it is assumed that the water well record is associated with the water well observed at the Site.

A copy of the water well log is presented in Appendix D.

2.4.4 MANITOBA ENVIRONMENT, CLIMATE AND CONSERVATION FILE SEARCH

A MECC file search request was submitted, and a response was received on December 6, 2024. The MECC response indicated that there were no records found for the Site.

A copy of the response from MECC is presented in Appendix E.

2.4.5 MANITOBA ASSESSMENT SERVICES REPORT

A property assessment report was available for the Site. The report identifies the property as being 1.45 acres in size, located in the RM of Grahamdale at the civic address of 45124 164 Rd N and registered under title 3231289.

A copy of the assessment report is presented in Appendix F.

2.4.6 PREVIOUS ENVIRONMENTAL REPORTS

No environmental reports were made available for the Site.

2.4.7 COMPANY RECORDS

The following company record was made available for the Site:

- Sketch Plan, showing surplus property, dated September 2024.

The plan identifies the property as being 0.609 hectares in size, and depicts the house (dwelling), garage and two sheds.

A copy of the plan is provided in Appendix G.

2.4.8 SPECIES AT RISK

A search of the MECC database for potential species at risk (SAR) in proximity to the Site was conducted. Species belonging to Schedule 1 of the Species at Risk Act (SARA) are federally protected under SARA. Species belonging to Schedules 2 and 3 have been determined to be at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) but are not currently protected under SARA. Analysis was not performed to confirm the presence or absence of SAR; however, no listed or tracked species occurrences were reported within 2 km of the property.

A copy of the response received from MECC is presented in Appendix H.

2.5 SITE RECONNAISSANCE AND FINDINGS

Ms. Lauren Nash of Parsons conducted the Site reconnaissance on October 28, 2024 in the presence of Ms. Hickman, MTI representative. Access to the sheds was not granted by Ms. Hickman.

2.5.1 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

A septic tank is located near the southeast corner of the residential dwelling. The size of tank and current status of contents is unknown.

2.5.2 HAZARDOUS MATERIALS AND CHEMICALS

A variety of household and vehicle maintenance materials and chemicals were observed in and around the residential dwelling and garage. In addition, mouse droppings were observed in the garage.

2.5.3 LIQUID WASTE

No liquid waste was observed to be collected or stored at the property; however, the current contents (if any) in the septic tank could not be verified.

2.5.4 SOLID WASTE

Two abandoned vehicles were present on the north side of the garage.

2.5.5 SITE RUNOFF

Surface water drainage (runoff) at the Site appears to be generally directed to a drainage ditch located north of the property, along Road 164N (Carne Ridge Road).

2.5.6 SPILL AND STAIN AREAS

No staining was observed at the property during the Site reconnaissance.

2.5.7 LEAD AND/OR LEAD-BASED PAINT

Given the age of the structures at the property, the presence of lead-based paint is unlikely.

2.5.8 AIR EMISSIONS

No potential sources of air emissions were observed during the Site reconnaissance.

2.5.9 POLYCHLORINATED BIPHENYLS (PCBs)

Given the age of the equipment at the property, the presence of PCBs is unlikely.

2.5.10 ASBESTOS CONTAINING MATERIALS (ACMs)

Given the age of the structures at the property, the presence of ACMs is unlikely.

2.5.11 UREA FORMALDEHYDE FOAM INSULATION (UFFI)

Given the age of the structures at the property, the presence of UFFI is unlikely.

2.5.12 MOULD

Staining and potential mould was observed on the kitchen and primary bedroom ceilings of the residential dwelling.

2.5.13 NOISE

There were no significant sources of noise identified during the Site reconnaissance.

2.5.14 ODOURS

A musty, stale odour was detected in the residential dwelling and garage during the Site reconnaissance.

2.5.15 STOCKPILE AREAS

A variety of household and vehicle maintenance materials were observed around the garage. A wood shed was also observed on the property.

2.5.16 WELLS

A water well was observed on the property.

2.5.17 STRESSED VEGETATION OBSERVATIONS

No stressed vegetation was observed at the Site.

2.5.18 ADJACENT LAND USES

No potential sources of environmental concern were observed on the adjacent properties during the Site reconnaissance.

2.5.19 OTHER

2.5.19.1 *Sumps, Drains, Pits and Lagoons*

Two sumps were observed in the residential dwelling basement (utility room and storage closet). In addition, a drain was observed in the center of the concrete floor of the garage (discharge point is unknown).

2.5.19.2 *Electromagnetic Fields (EMF)*

No high voltage overhead transmission lines were observed in the vicinity of the property.

2.5.19.3 *Ozone Depleting Substances (ODS)*

No potential bulk sources of ODS were observed at the Site during the reconnaissance.

2.5.19.4 *Radon*

According to published data by Health Canada, Manitoba is an area known to have elevated radon concentrations in soil. Analysis was not performed to confirm the presence or absence of radon.

2.5.19.5 *Mercury*

No sources of mercury were observed at the Site.

2.6 INTERVIEWS

An interview was conducted with _____ (MTI representative) on October 28, 2024. The following key information was provided:

- The property consists of a house (residential dwelling) and garage that were built reportedly, between 1990 and 1992; two storage sheds; and, a wood shed.
- MTI acquired the property as part of the Lake Manitoba to Lake St. Martin outlet channel project which requires realignment/widening of PR 239.
- The heating (furnace) and cooling system (air conditioning unit) for the house are electric fueled. The furnace is original to the house. The garage is not heated.
- Batt fiberglass insulation was used to insulate the house.
- The property is not connected to the municipal water and sewer systems. A water well and septic tank/field are located on the property.
- Reportedly, a major renovation was completed to the house by the second owner. A bedroom on the main floor was converted into a washroom. The renovation date is unknown.
- Reportedly, the second owner covered the shingled roof of the house and garage with metal roofing.
- MTI has been storing surplus office equipment at the Site.
- In April 2024, during a site visit, Ms. Hickman noted the carpet in one of the basement bedrooms was wet. It was determined that an outdoor tap (located on the west side of the house) caused water to leak into the basement bedroom. MTI personnel removed all of the carpet from the bedroom.

3.0 SUMMARY AND CONCLUSIONS

Notwithstanding, the presence of small quantities of household and vehicles materials and associated chemicals, based on the findings of the Phase I ESA, there appears to be no actual or potential environmental concerns arising from past or present activities at the Site; however, for liability purposes, we would recommend the following items be further inspected/addressed:

- Investigation and/or sampling of the potential mould noted in the residential dwelling;
- Removal of mouse droppings and installation of preventative measures to deter rodents from entering the dwelling and garage;
- Installation of secure lid on the septic tank to address potential safety concerns; and,
- Removal of household and vehicle maintenance materials and associated chemicals observed in and around the residential dwelling and garage.

4.0 CLOSURE

This report has been prepared in accordance with generally accepted environmental engineering practices. Information presented herein was obtained while conducting an authorized Phase I ESA of the residential property located at 45124 Road 164N (Carne Ridge Road), approximately 2 km west of the Community of Grahamdale in the RM of Grahamdale. The findings of the Site assessment are based on a review of available geological, historical and regulatory information and visual observations made during the Site reconnaissance on October 28, 2024.

We trust this is satisfactory for your present requirements. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,

PARSONS INC,

Lauren Nash, Hons. B.Sc.

Carrie D. Strachan, B.Sc., C.E.T., Eng. L.

5.0 REFERENCES

Canadian Standards Association Z768—01 (R2022) Standard for Phase I Environmental Site Assessments.

MI Terms of Reference for Phase I Environmental Site Assessments conducted on MI Properties, January 2013 (updated January 2020).

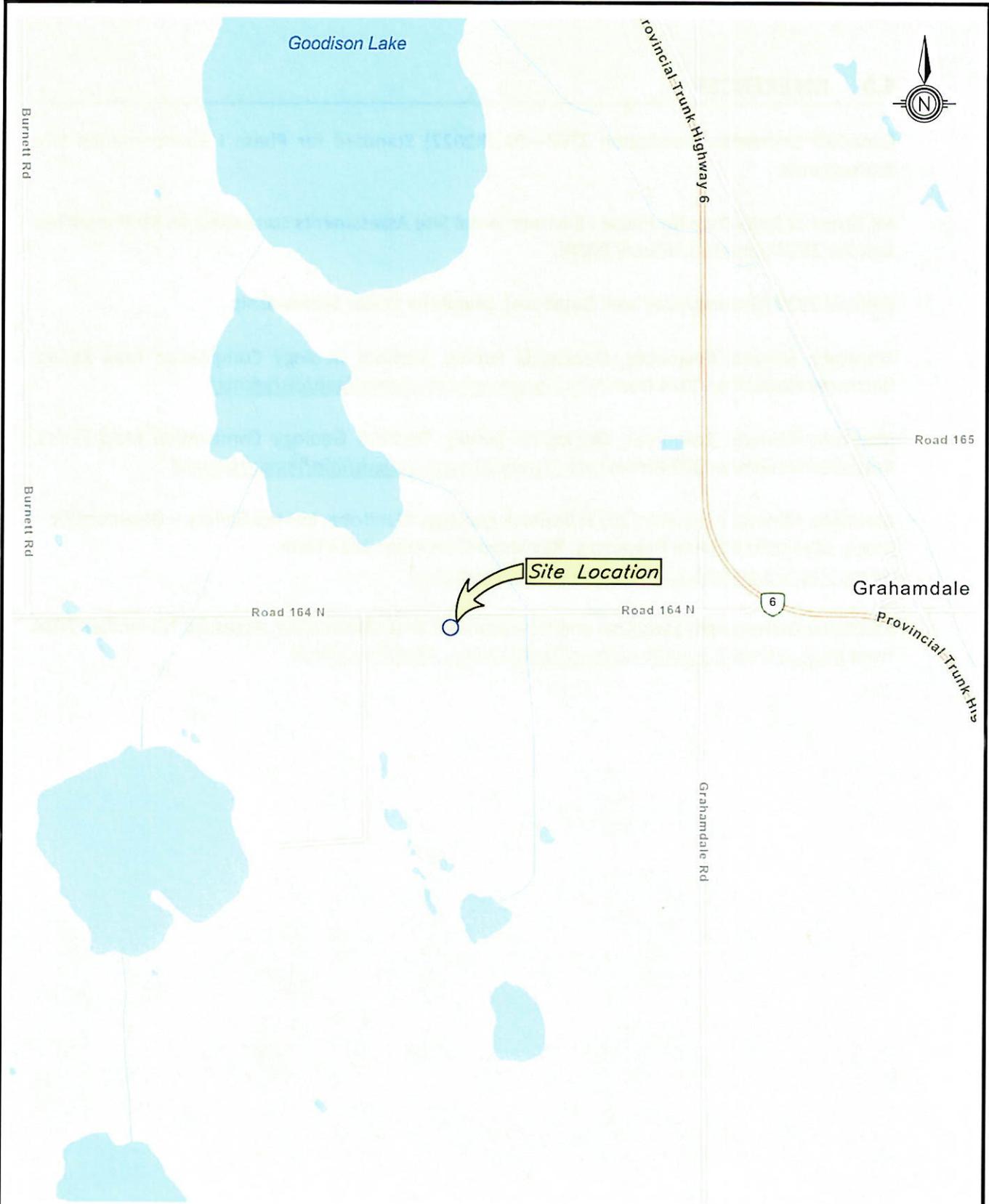
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Manitoba Government Land Use and Development Web Application. Accessed November 2024 from https://web22.gov.mb.ca/mao/LandUseDev_Map/index.html

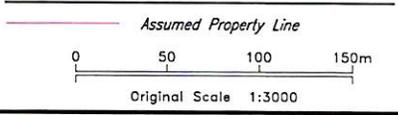


REFERENCE: ESRI World Street Map.

Site Location Map Grahamdale, Manitoba	Drawn: WH	Page Size: 8.5 x 11 in	Ref. No.: 10-13288
	Reviewed: LN	File No.: 13288T001	Date: 2024/11/26
PARSONS			Drawing No.: 1



LEGEND



NOTE: All features are approximate. REFERENCE: Google Earth Image, 2024.

Site Plan
Grahamdale, Manitoba

Drawn: VJH	Page Size: 8.5 X 11 in	Ref.: 10-13288
Reviewed: CS	File: 13288S002	Date: 2024/12/05
PARSONS		Drawing: 2

APPENDIX A
SITE PHOTOGRAPHS



A.1. Residential property - looking south from entrance of driveway along Carne Ridge Road



A.2. Residential dwelling – exterior looking southeast



A.3. Residential dwelling – exterior looking east



A.4. Residential dwelling – exterior looking northeast



A.5. Residential dwelling – exterior looking west



A.6. Water well and piping entering basement – exterior west side of dwelling



A.7. Water well location – exterior west side of dwelling



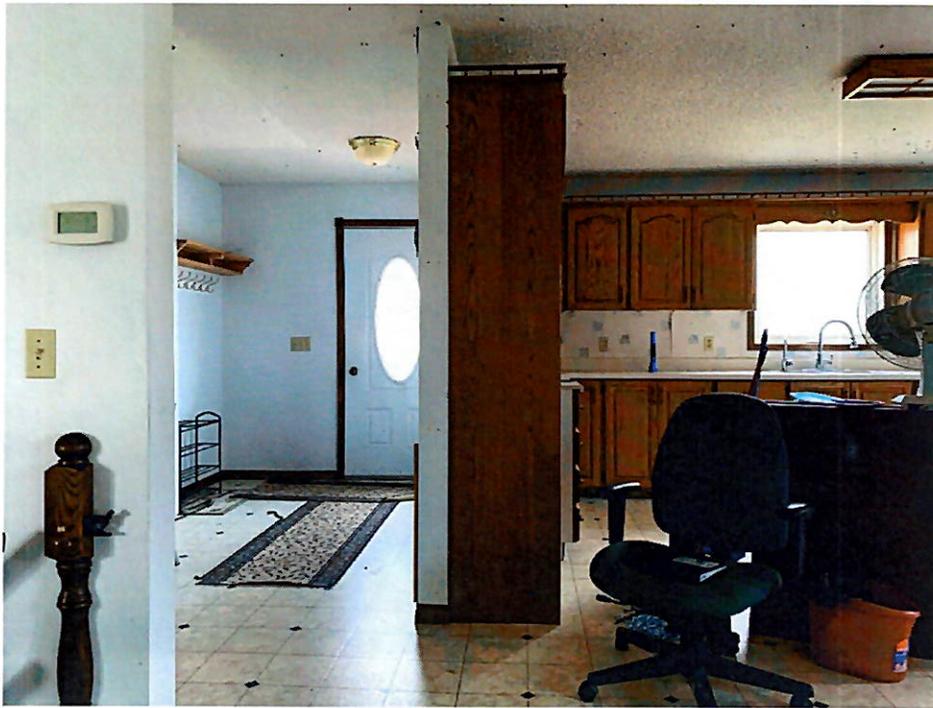
A.8. Septic tank/field – exterior southeast side of dwelling



A.9. Septic tank/field – exterior southeast side of dwelling



A.10. Air conditioning unit under deck on south side of dwelling



A.11. Entrance on west side of dwelling



A.12. Washroom/laundry room – main floor of dwelling



A.13. Kitchen area – main floor of dwelling



A.14. Living area – main floor of dwelling



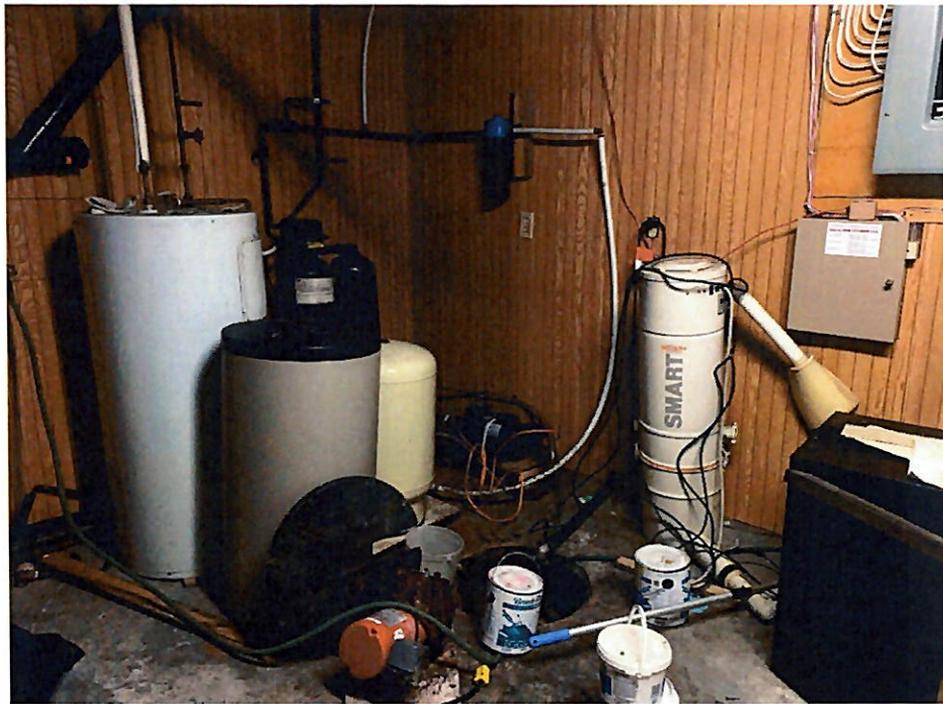
A.15. Living area/kitchen – main floor of dwelling



A.16. Primary bedroom – main floor of dwelling



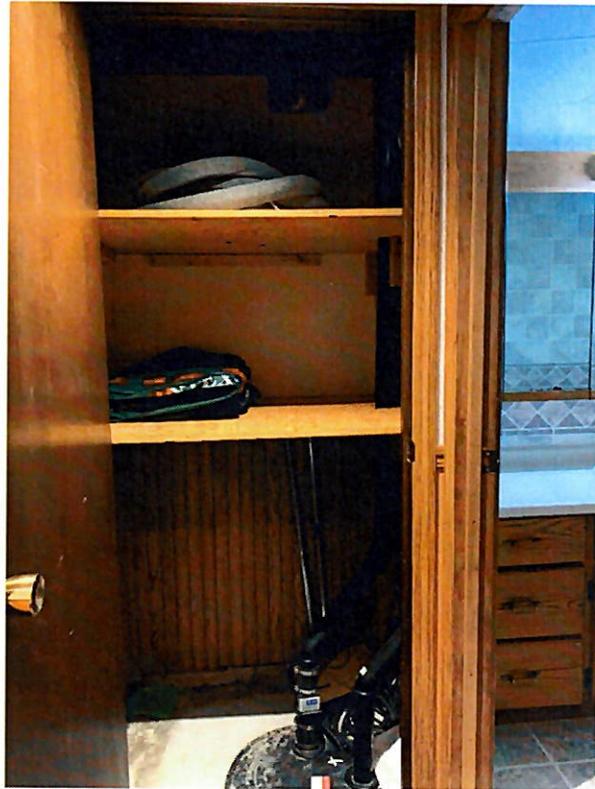
A.17. Primary washroom – main floor of dwelling



A.18. Utility room – basement of dwelling



A.19. Utility room – basement of dwelling



A.20. Sump in storage closet – basement of dwelling



A.21. Living area – basement of dwelling



A.22. Bedroom – basement of dwelling



A.23. Bedroom – basement of dwelling



A.24. Bedroom – basement of dwelling



A.25. Washroom – basement of dwelling



A.26. Garage – exterior looking west



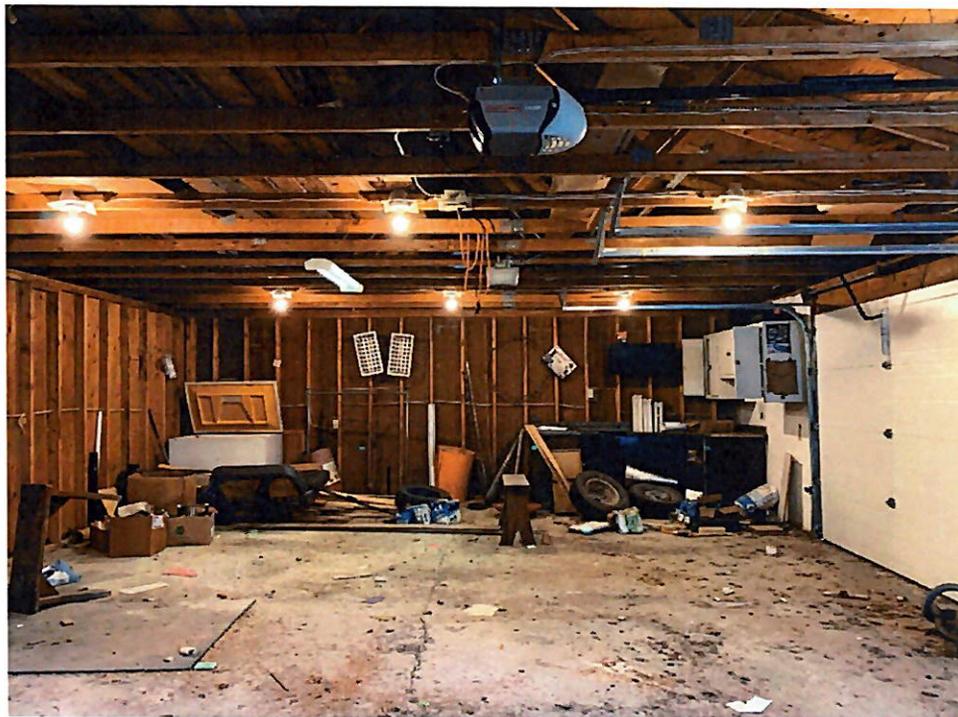
A.27. Garage – exterior looking southwest



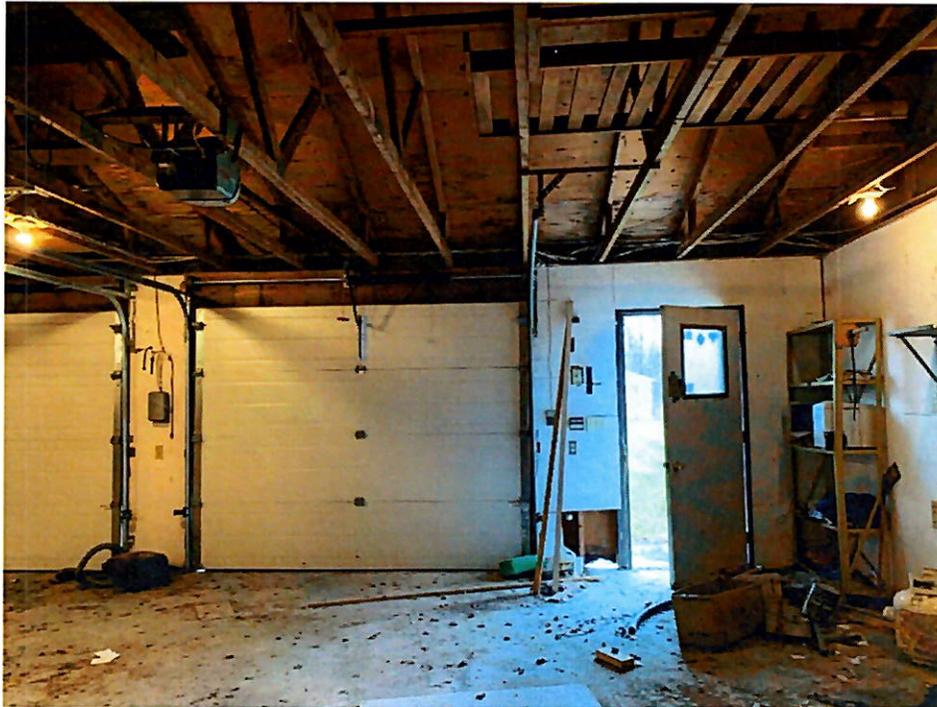
A.28. Garage – exterior looking north



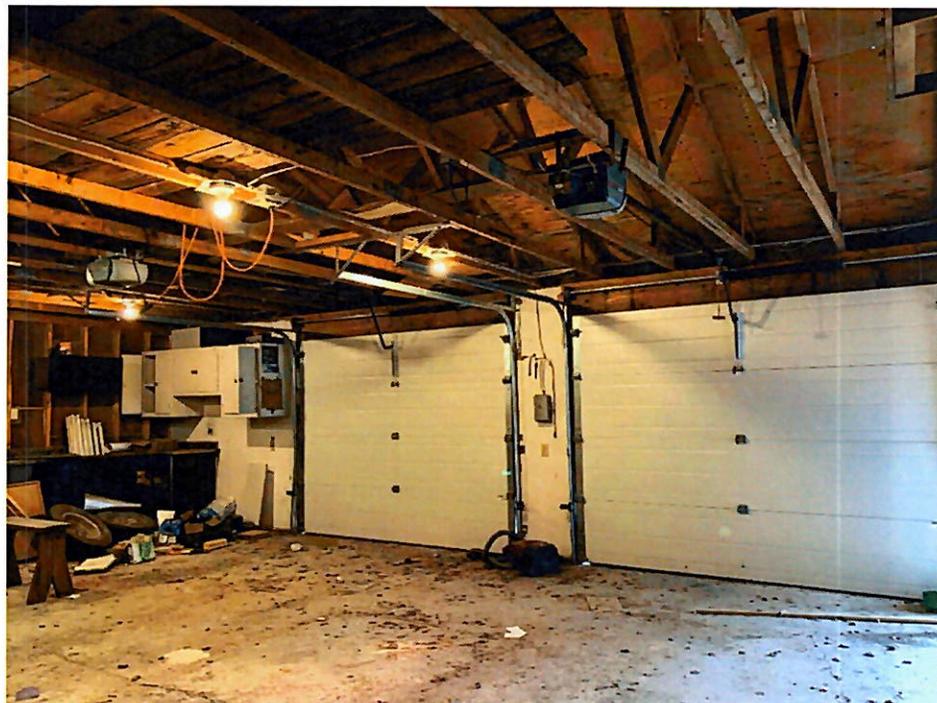
A.29. Garage – exterior looking north



A.30. Garage – interior looking north



A.31. Garage – interior looking east



A.32. Garage – interior looking northeast



A.33. Garage – interior looking south



A.34. Sheds – looking east



A.35. Sheds – looking northwest



A.36. Woodshed and fire pit – looking south



A.37. Potential mold on ceiling in primary bedroom

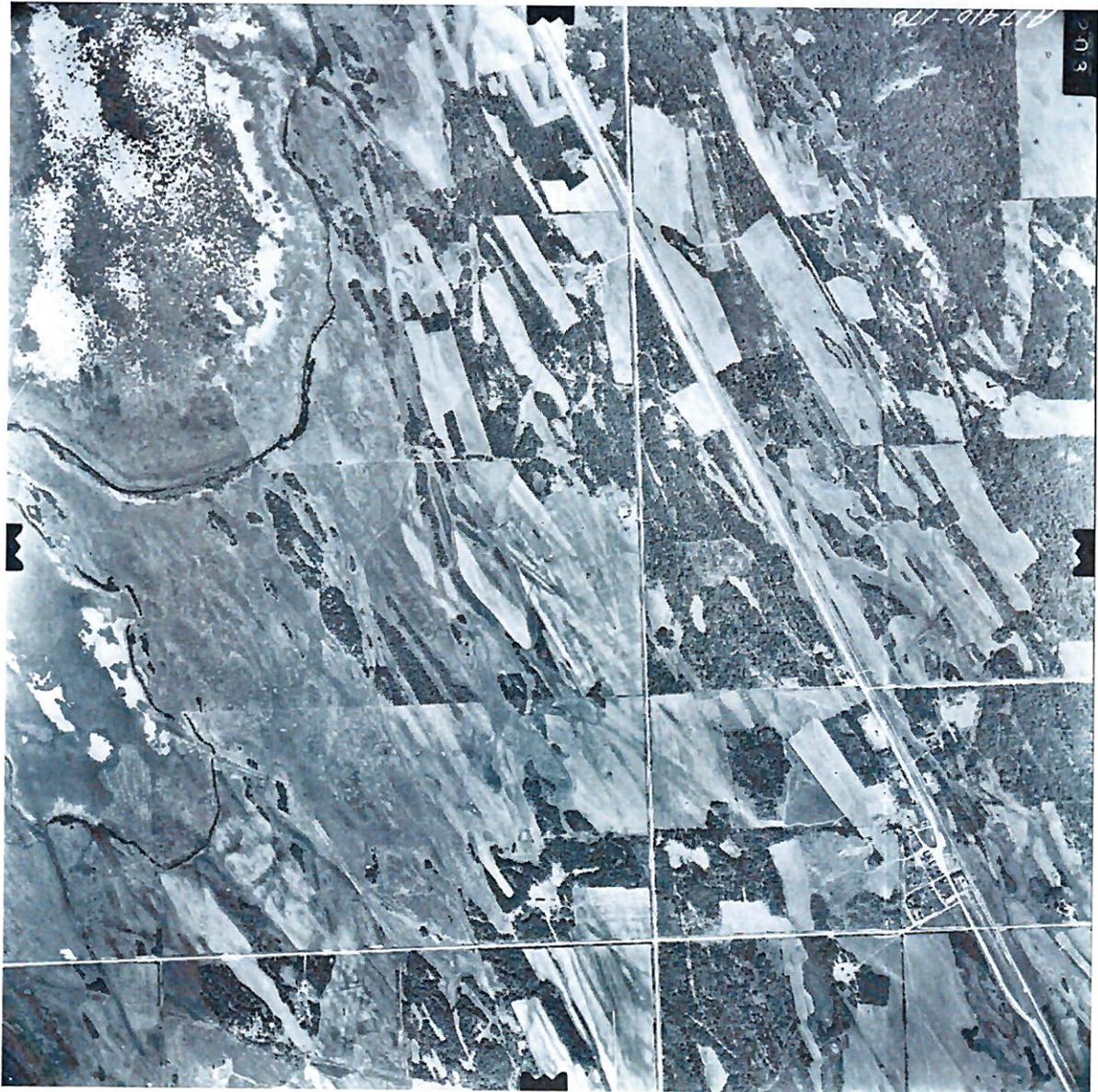


A.38. Potential mold on ceiling in kitchen

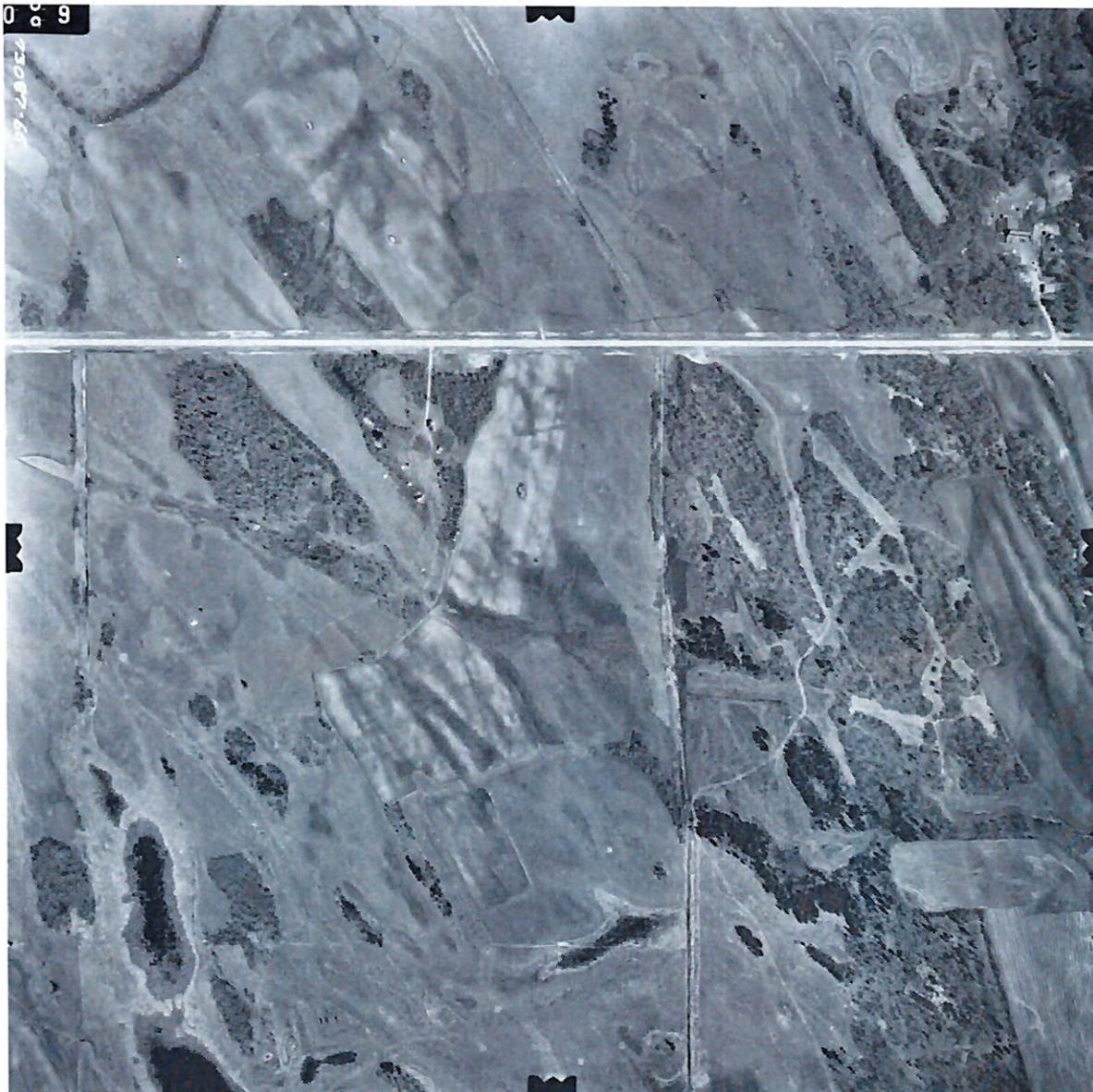
APPENDIX B
AERIAL PHOTOGRAPHS



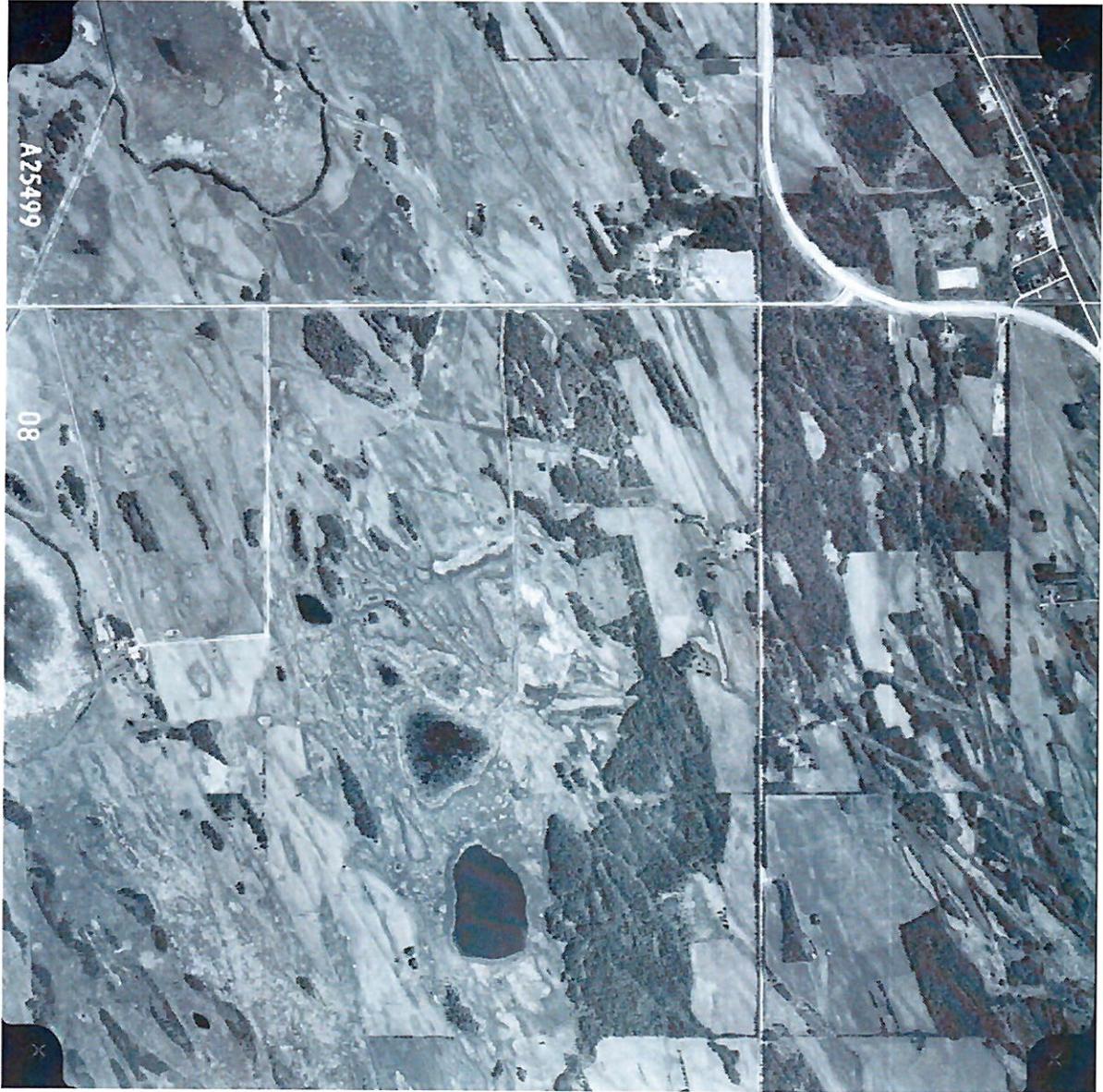
1948 Aerial Photograph



1961 Aerial Photograph



1973 Aerial Photograph



1980 Aerial Photograph



1993 Aerial Photograph

APPENDIX C
LAND TITLES

STATUS OF TITLE

Title Number **3231289/1**
Title Status **Accepted**
Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF MANITOBA

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

THE ELY 290 FEET PERP OF THE WLY 1504 FEET PERP OF THE NLY 301 FEET PERP OF THE NW 1/4 OF SECTION 9-28-8 WPM
EXC PUBLIC ROAD PLAN 68195 WLTO
SUBJECT TO THE RESERVATIONS AND PROVISIOES
CONTAINED IN THE GRANT FROM THE CROWN

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

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **249649/1**
Instrument Status: **Accepted**

Registration Date: 1978-01-10
From/By: MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: AFF: N 40 FT
Description: No description

3. ADDRESSES FOR SERVICE

H.M. the King (Manitoba)
Dept. of Justice/Civil Legal Services
7th Floor - 405 Broadway
Winnipeg MB
R3C 3L6

<p>H.M. the King (Manitoba) Real Estate Services Division, Manitoba Department of Central Services 308 - 25 Tupper Street North Portage La Prairie, MB R1N 3K1</p>													
4. TITLE NOTES	No title notes												
5. LAND TITLES DISTRICT	Winnipeg												
6. DUPLICATE TITLE INFORMATION	Duplicate not produced												
7. FROM TITLE NUMBERS	3118321/1 All												
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS	No real property application or grant information												
9. ORIGINATING INSTRUMENTS	<table> <tr> <td>Instrument Type:</td> <td>Transfer Of Land</td> </tr> <tr> <td>Registration Number:</td> <td>5511631/1</td> </tr> <tr> <td>Registration Date:</td> <td>2023-02-06</td> </tr> <tr> <td>From/By:</td> <td></td> </tr> <tr> <td>To:</td> <td>H.M. THE KING IN RIGHT OF THE PROVINCE OF MANITOBA</td> </tr> <tr> <td>Consideration:</td> <td>\$185,000.00</td> </tr> </table>	Instrument Type:	Transfer Of Land	Registration Number:	5511631/1	Registration Date:	2023-02-06	From/By:		To:	H.M. THE KING IN RIGHT OF THE PROVINCE OF MANITOBA	Consideration:	\$185,000.00
Instrument Type:	Transfer Of Land												
Registration Number:	5511631/1												
Registration Date:	2023-02-06												
From/By:													
To:	H.M. THE KING IN RIGHT OF THE PROVINCE OF MANITOBA												
Consideration:	\$185,000.00												
10. LAND INDEX	<p>NW 9-28-8W E290' P OF W1504' P OF N 301' P;EXC PUB RD PL 68195&RES</p>												

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3231289/1

APPENDIX D

WATER WELL RECORDS

Within 500 m: 297.10 m

Location: NW9-28-8W

Well PID: 47532

Owner: H Meisner

Driller: A.M. Bruce Drilling

Well Name: [Not specified]

Well Use: Production

Water Use: Domestic

Coordinates:

- **UTMX:** 532544.5620
- **UTMY:** 5693004.09
- **Accuracy XY:** Unknown
- **UTMZ:** 250
- **Accuracy Z:** 4 Fair [5-10 m]

Date Completed: July 15, 1983

WELL LOG

- **0 to 18.0 ft:** Brown Till
 - **18.0 to 36.0 ft:** Grey Till
 - **36.0 to 37.0 ft:** Brown Till
 - **37.0 to 42.0 ft:** Broken Limestone
 - **42.0 to 43.5 ft:** Limestone
 - **43.5 to 46.0 ft:** Silica Sand and Shale
-

WELL CONSTRUCTION

- **0 to 18.0 ft:** Casing, 4.00 in, Galvanized
- **18.0 to 43.0 ft:** Casing, 2.00 in, Galvanized
- **43.0 to 46.0 ft:** Perforations, 2.00 in, Wire Wound (0.018 in slot)
- **Gravel Pack:** 0 ft

Top of Casing: 1.000 ft. below ground

APPENDIX E
MECC FILE SEARCH



Environmental File Search Request Form

Search Requested By

Name: Lauren Nash

Company Name: Parsons Inc.

Email: Lauren.Nash@parsons.com

Phone Number: 204-998-7562

Responder

Environment Officer: Neil Jusi

Date Completed: 2024-12-06

Environment Officer Phone Number: 204-914-8404

Office Use

Date Received: 2024-11-27

File Search #: 8132

Total Fees: 126.00

Order Number: 1732729360e0oZsol5tdFP2j8

Environmental File Search Request Form

Property Information #1

Business Name(s)/Property Owner: Residential Property

Business Type: Residential

Corporate File Number:

Legal Land Description

Municipality: Grahamdale - RM of Grahamdale

Roll Number: 267550.000

File Number:

Nearest Road/Street Intersection: Carne Ridge Road

Civic Address

Street Address: 45124 ROAD 164N (CARNE RIDGE ROAD)

Postal Code:

911 Address

Street Address:

Postal Code:

Lot, Block, Plan

Lot:

Block:

Plan:

Section, Township, Range

Quarter Section: NW

Section Information:

Section: 9

Township: 28

Range: 8

Meridian: W

River Lot

River Lot Number:

Parish

Parish Number:

Settlement

Settlement Number:

GPS Coordinates

Latitude:

Longitude:

Additional Information

Additional Information:

Environmental File Search Request Form

Program	File	Status	Licence/Permit/Operation ID/Operation Name <small>(* in lower right corner of field indicates more information. Click to expand field.)</small>
Environmental Act Licence or Permit	<input type="checkbox"/> Yes	<input type="checkbox"/> Operating	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Decomissioned	
		<input type="checkbox"/> Inactive	
DGHT Act Licence or Permit	<input type="checkbox"/> Yes	<input type="checkbox"/> Operating	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Decomissioned	
		<input type="checkbox"/> Inactive	
Registered Hazardous Waste Generator	<input type="checkbox"/> Yes	<input type="checkbox"/> Operating	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Decomissioned	
		<input type="checkbox"/> Inactive	
Registered Petroleum Storage Site	<input type="checkbox"/> Yes	<input type="checkbox"/> Operating	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Decomissioned	
		<input type="checkbox"/> Inactive	
Permitted/Registered Manure Storage Facility or Confined Livestock Area	<input type="checkbox"/> Yes	<input type="checkbox"/> Operating	
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Decomissioned	
		<input type="checkbox"/> Inactive	
Contaminated/ Impacted Site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not Designated.	The Contaminated/Impacted Site Program does not have a file on the site. This site is not a designated contaminated or impacted site pursuant to The Contaminated Sites Remediation Act
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Designated Contaminated	
		<input type="checkbox"/> Designated Impacted	
Orders (Environmental Protection Order, Emergency Notice, Director's Order, or Environmental Order)	<input type="checkbox"/> Yes		
	<input checked="" type="checkbox"/> No		

Disclaimer: This response summarizes the information found in current records maintained by the Department of Conservation and Climate and is for informational purposes only. No representation or responsibility is assumed whatsoever as to the completeness of this information as it relates to the environmental condition or prior incidents associated with the property in question. In order to obtain more complete information on the property, persons may wish to retain the services of a qualified consultant for the purposes of conducting an environmental audit.

Additional Comments:

APPENDIX F

MANITOBA ASSESSMENT REPORT

Property Assessment Report

SOLD

Municipality: 606 - RM OF GRAHAMDALE **Roll No:** 267550.000 **REAL PROPERTY**
Dwelling Units: 1 **Frontage or Area:** 1.45 ACRES
Legal Description: DESC NW9-28-8W **Civic Address:** 45124 164 RD N
School Division: LAKESHORE **Community Area:** TWP 28 RGE 8W **Ward:**

Certificate of Title / Land Title Office:
 3231289 / WINNIPEG

Tax Year	Assessment Reference Date	Class	Tax Status	Land	Buildings	Total
2025	Apr 1, 2023	RESIDENTIAL 1	GRANT-IN-LIEU	4,100	187,600	191,700
2024	Apr 1, 2021	RESIDENTIAL 1	GRANT-IN-LIEU	4,100	143,200	147,300
2023	Apr 1, 2021	RESIDENTIAL 1	TAXABLE	4,100	143,200	147,300
2022	Apr 1, 2018	RESIDENTIAL 1	TAXABLE	3,100	145,700	148,800
2021	Apr 1, 2018	RESIDENTIAL 1	TAXABLE	3,500	145,700	149,200
2020	Apr 1, 2018	RESIDENTIAL 1	TAXABLE	3,500	145,700	149,200
2019	Apr 1, 2016	RESIDENTIAL 1	TAXABLE	3,500	150,800	154,300
2018	Apr 1, 2016	RESIDENTIAL 1	TAXABLE	3,500	150,800	154,300
2017	Apr 1, 2014	RESIDENTIAL 1	TAXABLE	3,600	139,400	143,000
2016	Apr 1, 2014	RESIDENTIAL 1	TAXABLE	3,600	139,400	143,000
2015	Apr 1, 2012	RESIDENTIAL 1	TAXABLE	4,000	115,200	119,200
2014	Apr 1, 2012	RESIDENTIAL 1	TAXABLE	4,000	115,200	119,200
2013	Apr 1, 2010	RESIDENTIAL 1	TAXABLE	2,200	98,400	100,600
2012	Apr 1, 2010	RESIDENTIAL 1	TAXABLE	2,200	98,400	100,600
2011	Apr 1, 2008	RESIDENTIAL 1	TAXABLE	2,200	99,700	101,900
2010	Apr 1, 2008	RESIDENTIAL 1	TAXABLE	2,200	99,700	101,900
2009	2003	RESIDENTIAL 1	TAXABLE	2,000	79,500	81,500
2008	2003	RESIDENTIAL 1	TAXABLE	2,000	79,500	81,500

Legal:

NW-09-28-08-W

PT NW 9-28-8W ELY 290 FEET PERP OF WLY 1504 FEET PERP OF
NLY 301 FEET PERP
EXC PUBLIC ROAD PLAN 68195 WLTO

* The assessment information you are viewing was included with the 2025 Fall Preliminary Assessment Roll that the assessor prepared for the RM OF GRAHAMDALE.

APPENDIX G
COMPANY RECORDS

SKETCH PLAN

SHOWING
SURPLUS PROPERTY



LEGAL DISCLAIMER: ALL PROPERTY BOUNDARIES SHOWN ON THIS DOCUMENT ARE COMPILED FROM READILY AVAILABLE INFORMATION AND ARE FOR ILLUSTRATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE USER OF THIS DOCUMENT TO HAVE THE LOCATION OF PROPERTY BOUNDARIES CERTIFIED BEFORE USING THEM FOR MEASUREMENT PURPOSES. A MANITOBA LAND SURVEYOR (AS SUCH TERM IS DEFINED IN THE LAND SURVEYORS ACT (MANITOBA)) MUST BE CONSULTED TO CERTIFY THE LOCATION OF ANY PROPERTY BOUNDARIES.

SUBJECT PROPERTY XXXXXX

SCALE 1:1000

APPROVED BY: _____
DIRECTOR OF HIGHWAY OPERATIONS

PROJECT: LAKE MANITOBA OUTLET CHANNEL _____

DATE: SEPTEMBER _____ 2024 _____

LOCATION: NW 1/4 SEC 9-28-8W _____
_____ RM OF GRAHAMDALE - PRICE PROPERTY _____

MANITOBA TRANSPORTATION AND INFRASTRUCTURE

PLAN No. SP- _____
SHEET 1 OF 1

APPENDIX H
SPECIES AT RISK

45124 Carne Ridge Road, RM of Grahamdale NW-09-028-03W1

SEARCH CRITERIA	SCIENTIFIC NAME	COMNAME	S_RANK	ESEA	SARA	COSEWIC	FIRSTOBS	LASTOBS	EO_RANK	REPACC
Within 2km radius of site boundary	No listed or tracked species occurrences found									
Within 5km radius of site boundary	<i>Amrostrorhynchus vociferus</i>	Eastern Whip-poor-will	S2638	Threatened	Threatened	Special Concern	6/12/2014	6/12/2014 E - Verified extant (viability not assessed)		Medium
Within 5km radius of site boundary	<i>Dolichonyx oryzivorus</i>	Bobolink	S3949	Threatened	Threatened	Special Concern	6/25/2012	6/25/2012 E - Verified extant (viability not assessed)		High
Within 5km radius of site boundary	<i>Lanius ludovicianus migrans</i>	Migrant Loggerhead Shrike	SXB	Endangered	Endangered		5/21/1962	5/21/1962 H - Historical		Low

