

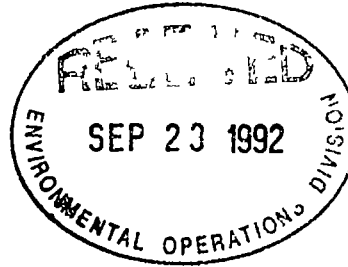
Gilbert Plains Consumers Co-operative Ltd.



Box 40 Gilbert Plains, Manitoba R0L 0Y0

- HARDWARE
- PETROLEUM
- FEED
- FERTILIZER
- CHEMICALS

PHONES Bulk Dept 548 2078
Admin Dept 548 2437
Agro Centre 548 2099



September 17 92

Manitoba Environment
Box 7 Building 2
139 Tuxedo Avenue
Winnipeg, Manitoba
R3N 0H6

ATTENTION Dale McEachern

SITE REMEDIATION PROPOSAL

We are beginning the process of decommissioning a bulk petroleum plant which is no longer in use. This bulk plant is located at Lot 2 Block 2, Plan 2688 located in the Village of Gilbert Plains and on adjoining land leased from Canadian National Railways as shown on attached map. Application has been made to CN regarding digging adjacent to and on their property. Contact person at CN is Ken Wallin.

Attached please find a copy of the testing data and site plan as prepared by Federated Co-operatives Limited. Attached also are reconciliation reports for the last two years of operations.

Regarding the neighbouring area, directly to the south of the bulk plant site is a highway. On the other side of this is a farmyard. To the west of the site is a seed cleaning plant and a provincial road. Adjacent to the road is a grain elevator and a bulk fertilizer shed. To the north of the site is the railway, a ditch, and then a roadway before you reach a residential area. To the east of the old bulk plant is a storage shed located on the same property and then a wide ditch running between the railroad and the highway. The nearest waterway is the Valley River about one mile north of town.

The local authorities have informed us that they have no space at the local landfill site for the contaminated soil. Application is hereby being made for permission to dump the contaminated soil on the southern part of our new bulk plant site (minimum 100 yards away from new tanks) located at Parcels 2, 3, & 4 Plan 1536 DLTO and portion of SW $\frac{1}{4}$ 9-25-22 in the Rural Municipality of Gilbert Plains. This would enable it to be easily cultivated for the next two years.

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For the immediate future, the Co-op anticipates keeping the property for the use of the storage shed on it.

Retail Petroleum Equipment department of Federated Co-operatives Limited in Regina, Saskatchewan will be co-ordinating the clean-up. Contact persons include: Blake McEwen (306) 721-0483
Randy McGillivray (306) 244-3119

If you require more information please feel free to contact myself at 548-2437 or Dean Murray, our Service Station manager at 548-2078.

Sincerely,



Sandra Yaseniuk, office manager

August 17, 1992

Ms S Yaseiniuk
Gilbert Plains Consumers Co-operative Association Limited
Rm 40
Gilbert Plains, Manitoba
R0L 0X0

SITE INVESTIGATION GILBERT PLAINS DECOMMISSIONED BULK PLANT

Dear Ms Yaseiniuk

We have completed the site investigation at the Gilbert Plains Co-op decommissioned bulk plant in Gilbert Plains and are submitting the following for your consideration

Basic Information

The bulk plant was in operation for fifty or more years and there is no detailed history of spills or leaks. The site is situated on the edge of town on part Co-op and part leased property. There is no close open water or wells present. This site has a sand base and a very high water table.

Testing

Four holes were drilled on this site. The first hole indicated high contamination levels both above and below the water table. The second was in the tank bed and showed contamination as well as water at seven feet. The third and fourth holes showed little contamination indicating that the contamination has not travelled east or west.

Remediation

The following steps should be performed

- 1 The soil from the area of holes # 1 and # 2 should be removed to a depth of approximately 14 feet. The extent of the excavation will depend upon the amount of contamination found during this removal. *Note a Government certified contractor must determine when the site has been sufficiently excavated.
- 2 Any other surface soil, which shows any staining from small spills or leaks, should also be removed.
- 3 Contaminated soil should be taken to the local landfill, spread about 4" to 6" thick and cultivated two or three times a year for the next two years. Permission must be granted by local authorities to place contaminated soil at the landfill.

- 4 Once the open excavation has been tested by a vapour meter, samples taken and Environment has agreed, the excavated area should be backfilled to the original grade. At least one piezometer should be left in the backfilled area for further monitoring if required.

Yours truly,



B G (Blake) McEwen, PETROLEUM EQUIPMENT MANAGER

BGMc pal

c c R McGillivray, Home Office
G Wingate, Winnipeg

Site	Gilbert Plains
Samples Drilled	8 June 92
Samples tested	8 June 92
Tested By	Glen Rutherford

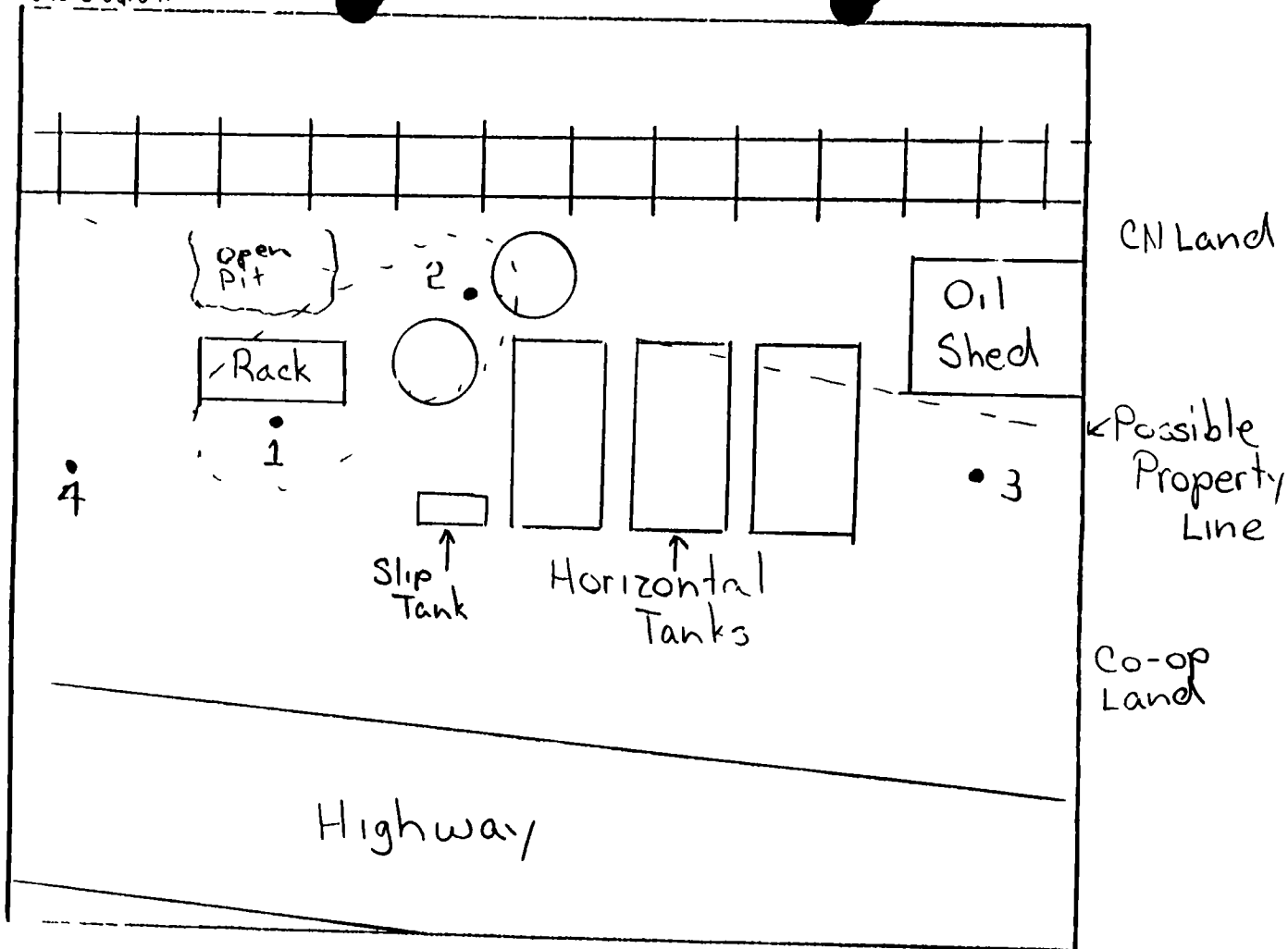
Hole No	Depth (ft)	Vapour Concentration		Soil Type	Remarks
		FFM	/ LEL		
1	4 8 12		<100 44	Sand	Sluffs in at 8
2	4 8 12		85 15	Sand to Sandy clay	Sluffs in at 7
3	4 8 12	150 125		Sand to Sandy clay	Sluffs in at 8
4	4 8 12	75 75		Sand to Sandy clay	Sluffs in at 7

Note: tests were performed using a Gastech Model 1238 calibrated for FPM and /LEL of Hexane

Tests were performed on samples during drilling at field temperature

Test procedure: samples tested by placing in a glass jar, shaking and testing the headspace after 2 minutes

Site Diagram



Background

ET
ANTITY

27 10 13 24 20 00 57

1 Product	Unleaded	Regular Unleaded	Regular Clear	Regular Diesel	Diesel Clear	Diesel Marked	Stove Oil	Comm Diesel	PUMP	TOTAL	OIL	GREASE
2 Book Inventory From Previous Week	43425	41542		13753	23938	80199	58415		9345		100765	
Total Received For The Week		8689		-	2307	-	-		8689		217	
Total To Account For (Line 2 Plus Line 3)		32853		13753	23708	80199	58415		18034		100565	
5 Monday									1461		107	
6 Tuesday									1492		12	
7 Wednesday	8296	4166			3534	1496			2154		18	
8 Thursday									1915		32	
9 Friday									1802		45	
10 Saturday	10300				82	4457	860		2038		17	
11 Total Throughput This Week	18596	446		-	3616	5953	860		10862		231	
12 Book Inventory (Line 4 Less Line 11)	24829	32387		13753	20092	74246	59275		7172		98125	
13 Actual Inventory	12474	25220		12412	14307	11237	-		5364		8860	
14 Short Or (Over) From Beginning Of Year	-9955	-7167		-1341	-4785	-2234			-1868		-9595	
Throughput From Beginning of Year	1440563	326989		5499	157779	2272698	167394	66511	536448		548715	
15 Short Or (Over) From Beginning Of Year (Line 14x100 - Line 15)	-69	-219		-2439	-303	-102			-134		-174	
16 Short Or (Over) For The Week (Line 14 Less Prev Line 14)	-882	+374		+139	-47	-190			-121			
17 Short Or (Over) For The Week (Line 17x100 - Line 11)	-474	+8025		+18900	-13	-279			-111			
18 Shrinkage As % Of Tank Capacity Line 17x100 - Tank Capacity	-60	+165		+124	-46	-107			-133			
20 If Over Provincial Gov't Allowable Loss												

WEEKLY RECONCILIATION

Hubert Plain Consumer Co op
Bull RT Service Station Loc

Signature

Report No 52
For Week Ending FEB 1/92

Green To Accounting Office Yellow Retain

1 Product	Unleaded	Regular Unleaded	Regular Clear	Regular Marked	Diesel Clear	Diesel Marked	Diesel Marked Comm	Stove Oil	Pulp	TOTAL	Oil	GLASE
2 Book Inventory From Previous Week	33326	24138		1367	2919	45194		22899	8646		10457	
3 Total Received For The Week	30768	46587 26699	-	-	12807				4658		75	
4 Total To Account For (Line 2 Plus Line 3)	64094	46179		1367	2639	45794		22899	13304		10532	
5 Monday									1033		81	
6 Tuesday									1197		33	
7 Wednesday	11363	4799			148	4946		3126	1520		31	
8 Thursday									1732		62	
9 Friday	3270	6851				450		2584	1297		40	
10 Saturday	2235	2295			133			806	2196		142	
11 Total Throughput This Week	16870	13945	-		281	5396		6510	8975		348	
12 Book Inventory (Line 4 Less Line 11)	47224	32233	-	1367	2358	39798		16389	4329		10184	
13 Actual Inventory	41833	26385	-		2976	53502		16389	2872		9587	
14 Short or (over) From Beginning of Year (Line 12 less Line 13)	-5391 1176374	-5848 407874		-1367	+1618	+13704		-	-1457		-597	
15 Throughput From Beginning of Year	1196374	407874	900	258429	128159	2180632	113184	213082	684097		62456	
16 Short Or (Over) From Beginning Of Year (Line 14x100 - Line 15)	-0.45	-1.43	-	-0.53	+0.48	+0.55			-0.21		-0.96	
17 Quantity Short or (Over) For The Week (Line 14 Less Prev Line 14)	+382	+306	-	-	-	+1.09	-	-	-96			
18 3/4 Short Or (Over) For The Week (Line 17 x 100 - Line 11)	+2.26	+2.19	-	-	-	+1.08			-1.07			
19 Shrinkage As / Of Tank Capacity Line 17 x 100 - Tank Capacity	+0.67	+1.68	-	-	-	+1.01			-1.06			
20 (✓) If Over Provincial Gov't Allowable Loss												

Gilbert Plains Consumers
Bulk + Service Station

CO OP

LOC

Important
Check Piezometer weekly
Indicate whether

☐ Positive

☐ Negative

WEEKLY RECONCILIATION

Dean Murray

Signature

Report No

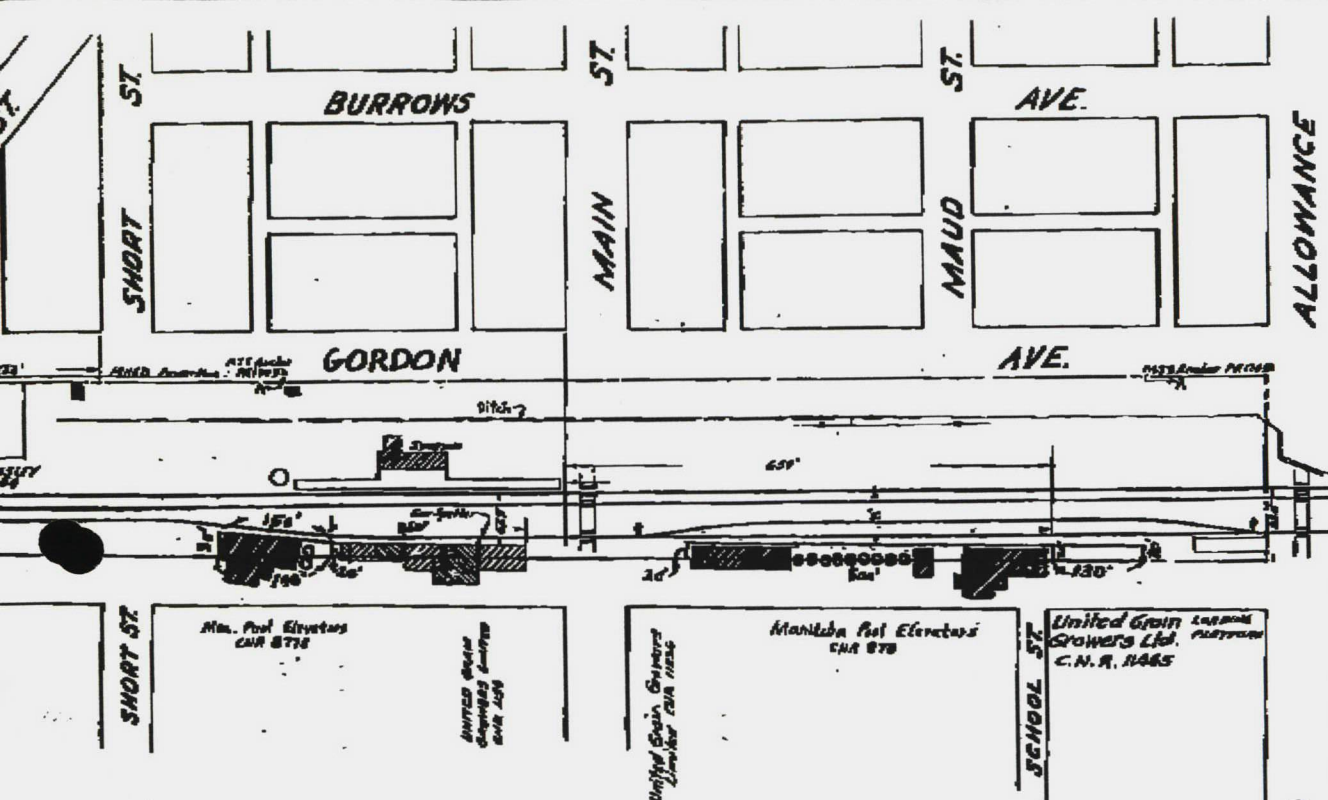
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For Week Ending

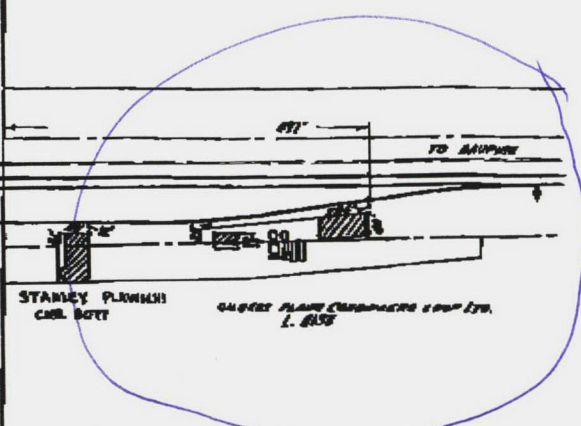
7/11/91

To Accounting Office Yellow Retain

Form L 308 (Rev 88)



S.E. 1/4 SEC 9, TWP 25, RGE. 22 W. P.M.



CANADIAN NATIONAL RAILWAYS EMPIRE REGION

Hudson Bay Area M.29 Togo Sm.

PLAN SHOWING LAND TO BE LEASED AT

GILBERT PLAINS - MAN.

Scales 1" = 200'

Land Survey Dates		Winnipeg, Manitoba	
Apr. 10 1986	22 May 1978	21 Oct. 1978	Jan. 1980
Oct. 28 1986	20 May 1980	14 Feb. 1978	Oct. 1980
Aug. 4 1989	21 Dec. 1983	4 Feb. 1978	Feb. 1982
July 19 1992	9 Feb. 1984	10 Feb. 1978	Dec. 2 1982
	11 Feb. 1986	25 Aug. 1974	Apr. 14 1984
		25 Sept. 1975	1 Oct. 1984
		12 Dec. 1977	22 Apr. 1979
			18 Feb. 1973