



**Phase I Environmental Site Assessment
Vacant Land
Northeast Corner of Lagimodiere Boulevard at
Sage Creek Boulevard
Winnipeg, Manitoba**



Prepared for:
Sage Creek Development Corporation
30 Speers Road
Winnipeg, Manitoba
R2J 1L9

Attention: Mr. Eric Vogan

October 30, 2009

Pinchin File: 55675

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EXECUTIVE SUMMARY

Pinchin Environmental Ltd. ("Pinchin") was retained on October 21, 2009 through an Authorization to Proceed signed by Mr. Eric Vogan of Sage Creek Development Corporation ("Client") to conduct a Phase I Environmental Site Assessment ("ESA") of the property located at the northeast corner of Lagimodiere Boulevard at Sage Creek Boulevard, Winnipeg, Manitoba (hereafter referred to as the "Site").

The Site is vacant and undeveloped.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern for due diligence reasons.

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, including a review of readily available historical records, a review of readily accessible regulatory records, a Site visit, 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 give rise to potential subsurface impacts in connection with the Site. As such, no further work is recommended at this time.

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

Pinchin Environmental Ltd. ("Pinchin") was retained on October 21, 2009 through an Authorization to Proceed signed by Mr. Eric Vogan of Sage Creek Development Corporation ("Client") to conduct a Phase I Environmental Site Assessment ("ESA") of the property located at the northeast corner of Lagimodiere Boulevard at Sage Creek Boulevard, Winnipeg, Manitoba (hereafter referred to as the "Site").

The Site is vacant and undeveloped.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern for due diligence reasons.

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, including a review of readily available historical and regulatory records, a Site visit, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located northeast corner of Lagimodiere Boulevard at Sage Creek Boulevard, Winnipeg, Manitoba. The Site is situated in an area that predominantly consists of residential and commercial land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site is provided below:

Topic	Findings
Site Area	Approximately 9.82 hectares (Approximately 24.25 acres)
Buildings on-Site	No buildings are located on-Site
Approx. Year of Construction and Significant Additions or Renovations	Not applicable to the Site
Number of Floors (including ground level)	Not applicable to the Site
Subsurface Levels	Not applicable to the Site

Topic	Findings
Approx. Footprint Area of Building	Not applicable to the Site
Approx. Total Area of Building	Not applicable to the Site
Heating/Cooling	Not applicable to the Site
Elevators	Not applicable to the Site
Emergency Generators	Not applicable to the Site
Landscaped/Grassed/Bare Ground Areas	The entire Site is consists of bare ground
Paved or Other Sealed Surface Materials	None observed and none reported by the Site Representative

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
Subsurface Soils	Glacial Lake Agassiz clay of Pleistocene age with possible inclusions of silt layers based on the location of the Site within Winnipeg
Fill Materials	None observed and none reported by the Site Representative
Bedrock Type	Palaeozoic carbonate formations consisting of limestone and dolomitic limestone
Inferred Bedrock Depth	Approximately 15.54 to 18.29 metres below ground surface ("mbgs")
Inferred Groundwater Depth	Unknown based on the information reviewed
Nearest Open Water Body	Several constructed storm water retention ponds were located approximately 50 m north of the Site. The Red River is located approximately 5.8 km west of the Site.
Inferred Groundwater Flow Direction	West based on the location of the Red River

2.3 Site Operations

The Site is vacant land with no buildings or structures. No operations are conducted on-Site.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

As the Site consisted of vacant land there was no Site Representative available for interview.

3.2 Aerial Photographs

Copies of aerial photographs dated 1968, 1983, 1993 and 1997 were obtained from the 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
1968	The Site appeared to occupied by vacant agricultural land
1983	Similar to the 1968 aerial photograph
1993	Similar to the 1983 aerial photograph
1997	Similar to the 1993 aerial photograph

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

Year of Photograph	North	East	South	West
1968	Vacant agricultural land	Vacant agricultural land	Vacant agricultural land	Bishop Grandin Boulevard followed by residential dwellings
1983	Similar to the 1968 aerial photograph	Similar to the 1968 aerial photograph	Similar to the 1968 aerial photograph	Similar to the 1968 aerial photograph
1993	Similar to the 1983 aerial photograph	Similar to the 1983 aerial photograph	Similar to the 1983 aerial photograph	Similar to the 1983 aerial photograph
1997	Similar to the 1993 aerial photograph	Similar to the 1993 aerial photograph	Similar to the 1993 aerial photograph	Similar to the 1993 aerial photograph

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

3.3 RMS Information

Risk Management Services ("RMS") supplies copies of Fire Insurance Plans ("FIPs") for the Site and surrounding area, as well as Property Underwriters' Reports ("PURs") and Property Underwriters' Plans ("PUPs") for the Site. However, RMS does not have PURs or PUPs for vacant properties where a Site Building has not been constructed at the Site or buildings that formerly occupied the Site and no longer located at the Site. Manitoba Archives was also contacted regarding availability of FIPs related to the Site and surrounding area. Given that the Site has always been vacant (based on information obtained from air photographs and FIPs) RMS was not contacted for information. Manitoba Archives did not have any information available for the Site.

3.4 City Directories

City directories for the years 1950 to 2000 were reviewed by Pinchin at Manitoba Legislative Library. It should be noted that no city directories were available for the City of Winnipeg subsequent to 2000. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1950 to 2000	No listings for the Site

In general, the city directories indicated that the surrounding area has been historically occupied by commercial and residential land uses since the early-1950s. No historical dry cleaning operations, Retail Fuel Outlets ("RFOs") or other operations of potential environmental concern were identified.

3.5 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review.

3.6 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to give rise to potential subsurface impacts in connection with the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Client 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 within Appendix I.

The Site is not listed on Manitoba Conservation's Contaminated Sites Database that was last updated in 2009.

Ms. Sonja Bridges of Manitoba Conservation was contacted regarding hazardous waste generation. Manitoba Conservation has no record of any hazardous waste generation for the Site or in the vicinity of the Site.

4.3 Local and Municipal Government

Inquiries have been made to the City of Winnipeg 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. A response received from the City of Winnipeg dated October 23, 2009 indicated that there have been no sewer by-law infractions cited in the past nineteen years at the Site. A copy of the City of Winnipeg's response is provided in Appendix I of this report.

In addition, Pinchin reviewed The City of Winnipeg's map entitled "Boundaries of Landfills and Dumps in the Winnipeg Area" which indicates the approximate boundaries of former and current landfills and dump sites in the City of Winnipeg. Landfill materials have the potential to produce methane gas during the decomposition of organic matter, which can subsequently migrate into buildings through pathways in building foundation. However, no landfills or dump sites were observed within 200 m of the Site. As such, it is Pinchin's opinion that former and present landfills and dump sites are not likely to give rise to potential impacts in connection with the Site.

4.4 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to give rise to potential subsurface impacts in connection with the Site.

5.0 SITE VISIT

Mr. Femi Ferreira of Pinchin (see Appendix III for assessor qualifications) conducted a Site visit on October 21, 2009. The Site visit included a walk-through of exterior areas of the Site. At the time of the Site visit, the ground surface was dry, and the weather was clear. The Site visit was documented with notes and photographs. The results of the Site visit are discussed below. Photographs of some of the features noted during the Site visit are attached in Appendix II.

5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed
Hazardous Waste	None observed

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (“ASTs”) were observed on-Site, and none were reported. However, Pinchin was unaccompanied at the time of the Site visit. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current AST located at the Site

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (“USTs (i.e., fill/vent pipes)”) was observed on-Site, and none were reported. However, Pinchin was unaccompanied at the time of the Site visit. Therefore, a representative knowledgeable about the Site was not available to confirm or deny the presence of a former or current UST located at the Site

5.3 Water and Wastewater

Topic	Findings
Water Supply Source	There is currently no water supply to the Site; however, it is assumed that the Site will be supplied by the City of Winnipeg water distribution system when it is developed
Water Use	Not applicable to the Site
Sanitary/Process Wastewater Receptor	Not applicable to the Site
Pits, Sumps or Lagoons	Not applicable to the Site
Grease Traps	Not applicable to the Site
Oil/Water Separators	Not applicable to the Site
Storm Water Flow and Receptor	Storm water likely runs overland and percolate naturally through the soil
Wells	None observed
Watercourses, Ditches or Standing Water	None observed

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 Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in the aforementioned electrical equipment installed after July 1, 1980.

Given that the Site is currently vacant, it is unlikely that PCBs are present on-Site. No transformers were observed on-Site.

The Federal Chlorobiphenyls Regulation, SOR/91-152, prohibits the use of PCBs in “closed loop” equipment, such as hydraulic equipment, installed after September 1, 1977.

No hydraulic equipment was observed. Given that the Site is currently vacant, it is unlikely that hydraulic equipment is present on-Site..

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 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 that the Site is currently vacant, it is unlikely that ACMs are present on-Site.

5.6 Lead-Based Paints

Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household products in the 1970s, various commercial paints (i.e., road paint) are still known to contain lead.

Given that the Site is currently vacant, it is unlikely that lead-based paints are present on-Site.

5.7 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (“ODSs”) was not observed.

Given that the Site is currently vacant, it is unlikely that ODSs are present on-Site.

5.8 Radon

Based on information presented by the Canadian Centre for Occupational Health and Safety, the area in which the Site is located is known to have elevated radon levels. However, given that the Site consists of vacant land, the potential presence of elevated radon levels in the area of the Site is not considered an environmental issue of concern.

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 known health effects on occupants and users. The Workplace Safety and Health Division of Manitoba Department of Labour and Immigration has produced “Guidelines for the Investigation, Assessment, and Remediation of Mould in

Workplaces” dated March 2001. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Given that the Site is currently vacant land, the presence of mould or any other microbiological contamination in buildings is not applicable to the Site.

5.10 Air Emissions

Topic	Findings
Washroom Vents	Not applicable to the Site
Kitchen Vents	Not applicable to the Site
Electricity Emergency Generator On-Site	Not applicable to the Site
Heating/Cooling System	Not applicable to the Site
Process Vents	Not applicable to the Site
Odours	Not applicable to the Site
Permits/Approvals	Not applicable to the Site

5.11 Staining and Stressed Vegetation

No evidence of historic chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site visit.

5.12 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	Not applicable to the Site
Recyclables	Not applicable to the Site

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that is predominantly developed with residential and commercial 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	South	East	West
Operation or Activity	Vacant land followed by constructed stormwater retention ponds	Sage Creek Boulevard followed by residential dwellings	Burning Glass Road followed by a commercial building	Lagimodeire Boulevard followed by residential dwellings
Direction with Respect to Inferred Groundwater Flow	Transgradient	Transgradient	Upgradient	Downgradient
Visible Emissions	None observed	None observed	None observed	None observed

Topic	North	South	East	West
Visible Outdoor Storage of Hazardous Materials	None observed	None observed	None observed	None observed

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to give rise to potential subsurface impacts in connection with 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 give rise to potential subsurface impacts in connection with the Site. As such, no further work is recommended at this time.

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 the northeast corner of Lagimodiere Boulevard at Sage Creek Boulevard, Winnipeg, Manitoba, at the time of the Site visit. 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 Sage Creek Development Corporation, 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 2 years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), 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. 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, 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

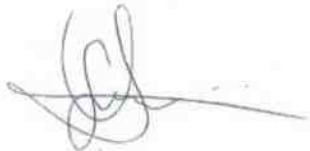
The conclusions and recommendations represent the best judgement of the assessor based on the Site conditions observed on October 21, 2009 and current environmental standards.

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 these regulatory agencies

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: Femi Ferreira, B.A.
Environmental Scientist
Environmental Due Diligence &
Remediation
fferreira@pinchin.com



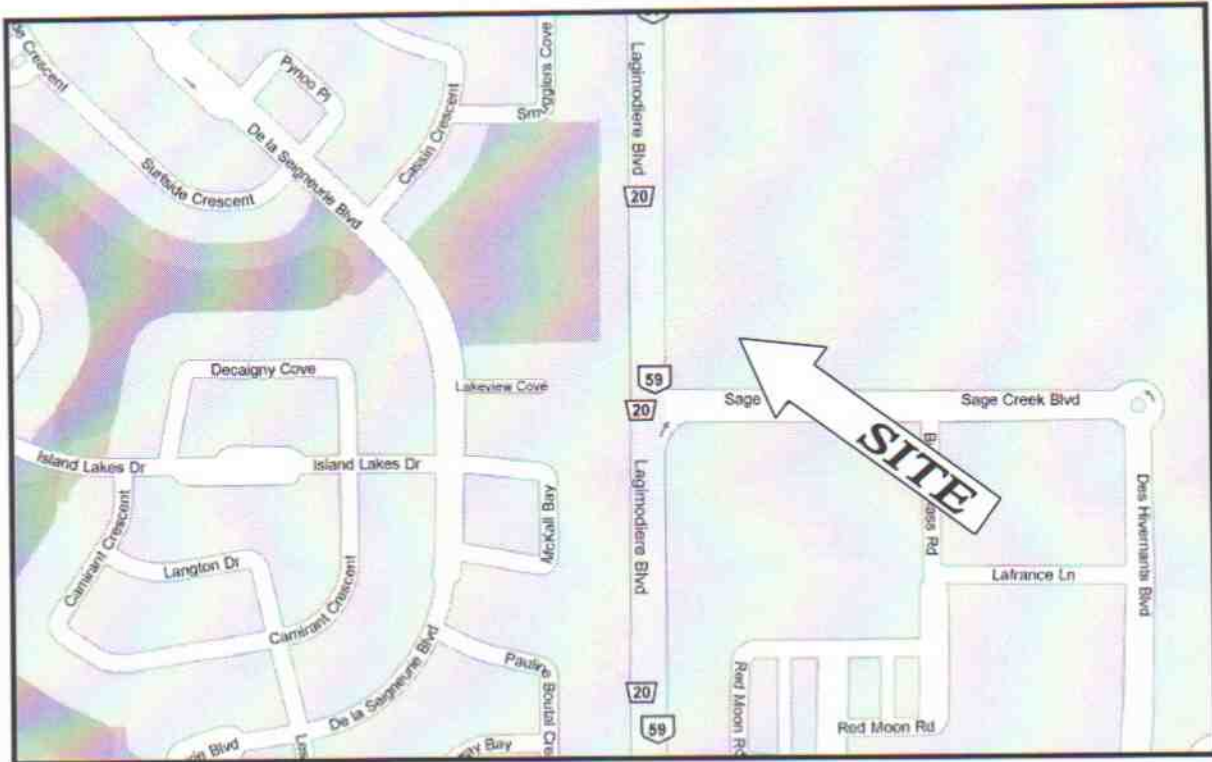
per: Grant Eftoda, B.Sc. (Eng)
Manager
Environmental Due Diligence &
Remediation
geftoda@pinchin.com

10.0 REFERENCES

The following documents, persons or organizations provided information used in this report:

1. Ms. Sonja Bridges, Manitoba Conservation
2. Manitoba Conservation's Contaminated Site's List
3. Manitoba Conservation's Canada Map Sales
4. Risk Management Services
5. City of Winnipeg
6. Manitoba Archives
7. Manitoba Legislative Library
8. *"Geohydrology of the Metropolitan Winnipeg Area as Related to Groundwater Supply and Construction"* prepared by F.W. Render, dated 1970
9. *"Boundaries of Landfills and Dump in the Winnipeg Area"* prepared by the City of Winnipeg Works and Operations Division Waterworks Waste and Disposal Department, dated 1993
10. *"Geological Engineering Maps & Report for Urban Development of Winnipeg"* prepared by the Department of Geological Engineering University of Manitoba, dated 1983

FIGURES



PROJECT NAME

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME

SAGE CREEK DEVELOPMENT CORPORATION

PROJECT LOCATION

**NE CORNER OF LAGIMODIERE BOULEVARD AT
SAGE CREEK BOULEVARD, WINNIPEG, MB**

DRAWING NAME

KEY MAP

FIGURE No.

1

SCALE

PROJECT NO.

DATE

NTS

55675

OCTOBER 2009

Not
etc
other
etc



INFERRED
GROUNDWATER
FLOW DIRECTION ←

	PROJECT NAME PHASE I ENVIRONMENTAL SITE ASSESSMENT		FIGURE No. 2
	CLIENT NAME SAGE CREEK DEVELOPMENT CORPORATION		
	PROJECT LOCATION NE CORNER OF LAGIMODIERE BOULEVARD AT SAGE CREEK BOULEVARD, WINNIPEG, MB		
	DRAWING NAME SITE AND SURROUNDING LAND USE PLAN		
	SCALE NTS	PROJECT NO. 55675	

APPENDIX I

CORRESPONDENCE WITH REGULATORY AGENCIES

Manitoba Conservation



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 \$96.30 (\$90.00 + \$6.30 G.S.T.) made payable to the Minister of Finance, must accompany this request. We will endeavour to respond to your request within 30 days of receipt.** Please direct all inquiries and return the completed form, along with your payment, to:

Cashier's Office
Manitoba Conservation
#42, 200 Saulteaux Crescent
Winnipeg MB R3J 3W3
Attention: Marie Collins

GST Registration #R107863847

Telephone: 945-7098
Fax: 945-2385

*****BUSINESS NAME (TENANT) & STREET ADDRESS OF PROPERTY INVOLVED
MUST BE INCLUDED (SEE QUESTIONS #2A & #3B)**

1. Who is requesting the information?

Name of Requestor: **Yvonne Boucher**

Company Name: **Pinchin Environmental
54 Terracon Place
Winnipeg, Manitoba
R2J 4G7**

Telephone: **(204) 452-0983**

Fax: **(204) 453-0788**

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

Business/Individual Name: **Sage Creek Development Corporation**
Legal Name (if different from above):
Address: **30 Speers Road**
Winnipeg, MB R2J 1L9

Telephone: **(204) 254-9252**
Fax: **(204) 233-2965**

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

Vacant Land

3. (a) Legal description of property involved:

Please see attached map

- (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)

**Vacant Land, Lagimodiere Boulevard at Sage Creek Boulevard,
Winnipeg, MB
(Please see attached map)**

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	<input checked="" type="checkbox"/>	The Public Health Act	<input type="checkbox"/>
The Dangerous Goods Handling and Transportation Act	<input checked="" type="checkbox"/>	The Ozone Depleting Substances Act	<input type="checkbox"/>
The Waste Reduction and Prevention Act	<input type="checkbox"/>	The Contaminated Sites Remediation Act	<input checked="" type="checkbox"/>

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

Unknown

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

Vacant Land

7. Description of intended use of subject property:

Unknown

October 21, 2009

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.**



Water and Waste Department • Service des eaux et des déchets

October 23, 2009

Our File: 040-15-03-03-00

Ms. Yvonne Boucher
Pinchin Environmental
54 Terracon Place
Winnipeg, Manitoba
R2J 4G7

Dear Ms. Boucher,

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
VACANT LAND, NE CORNER OF LAGIMODIERE BOULEVARD AND SAGE CREEK
BOULEVARD
WINNIPEG, MANITOBA**

Further to your letter of October 22, 2009, there have been no sewer by-law infractions cited in the past nineteen years, with respect to Part 5, By-law 5058/88 or as amended by By-law 7070/97 at the above referenced address. The property is not included in the Water and Waste Department's overstrength wastewater surcharge program.

Please note this response is based solely on a search of existing files. No inspection was carried out in direct connection with this request.

Please contact Ms. Sherry Richardson, of the City's Solid Waste Services Division, if you would like to review the City's landfill maps. Her telephone number is 986-5311.

You should also contact Manitoba Conservation for information concerning outstanding orders of violations, record of past orders or violations, spills, underground storage tanks, and hazardous materials. The contact at Manitoba Conservation is Marie Collins; you can reach Ms. Collins at 945-7098.

The City's Land and Development Services Department conducts a centralized property file search for the Building Inspection Branch, Health Department, Fire Department, and Zoning Branch. Ms. Helen Paulic is the acting Centralized Property File Search Clerk; you can contact Ms. Paulic at (204) 986-5253 or (204) 942-2008 (fax).

Manitoba Conservation and the City's Land and Development Services Department have record search fees.

Embrace the spirit • Vivez l'esprit

If you have any questions concerning the above please contact Ms. D. Steele at 986-4813.

Yours truly,



Meghan Marsland
Supervisor of Industrial Waste Services Branch

DLS:ka

cc: D. Steele

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APPENDIX II
PHOTOGRAPHS



Photo 1 – Site located at northeast corner of Lagimodiere Boulevard at Sage Creek Boulevard, Winnipeg, Manitoba



Photo 2 – View north of the Site



Photo 3 – View south of the Site



Photo 4 – View of the commercial building located east of the Site



Photo 5 – View of the residential dwellings located west of the Site

APPENDIX III
QUALIFICATION OF ASSESSORS

Femi Ferreira, B.A. is an Environmental Scientist experienced in Phase I Environmental Site Assessments. Mr. Ferreira graduated with a Bachelor of Arts Degree in Geography, specializing in Environmental Science from the University of Manitoba. In addition Mr. Ferreira attended Niagara College of Applied Arts and Technology, where he took post graduate studies in Environmental Management and Assessments. Mr. Ferreira has experience in Phase I and II Environmental Site Assessments, Asbestos Remediation and Mould air clearance testing.

Grant Eftoda, B.Sc. (Eng) is Manager of Environmental Due Diligence and Remediation, Manitoba Region. Mr. Eftoda has conducted work throughout Western Canada for the upstream and downstream oil and gas industry, provincial government agencies, and private industry. Mr. Eftoda holds a Bachelors of Science degree in Geological Engineering from the University of Manitoba. Mr. Eftoda's education and experience has been in the areas of bioremediation and bioaugmentation, drinking water treatment, environmental site assessments, geology, geophysics, geotechnical engineering, groundwater hydrology and contamination, mine engineering, oil exploration and development, organic residuals composting, remediation of contaminated land, and wastewater treatment. In addition Grant has over four years experience in the field of waste reduction and utilization, including design and operation of composting facilities, waste characterization studies, and design of waste reduction strategies.