Trow

Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario



Prepared for:
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Executive Summary

Trow Associates Inc. was retained by Kraus Carpet Mills Ltd. (Kraus) to complete a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 65 Northfield Drive West, Waterloo, Ontario, hereinafter referred to as the 'Site'. The purpose of this Phase I ESA was to determine if past or present Site activities have resulted in actual or potential contamination at the Site.

The work was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase I Environmental Site Assessments. As per Z768-01, the scope of work included a review of historical land use and occupancy records, a visual inspection of the Site and surrounding properties; and interviews with person(s) having knowledge of past and present Site activities.

Please note that general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property, however, a detailed review of regulatory compliance issues was beyond the scope of our investigation.

This Phase I ESA does not constitute an audit of environmental management practices, indicate geotechnical conditions or identify geologic hazards.

A written response from some of the regulatory agencies typically requires several months to receive. If upon receipt of the response from the regulatory agencies, significant environmental issues are identified, Trow will forward their response to Kraus as an addendum to this report.

Trow's observations and action recommendations are summarized in the following tables:

Summary of Potential Environmental Concerns Identified in the Phase I ESA:

APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
Subject Property				
Current and historical use of the Site property	Soil and groundwater	Petroleum-related compounds, metals and volatile organic compounds (VOCs).	The manufacturing facilities onsite have been in use as a textile mill for approximately 30 years. Current processes were reviewed for environmental concerns. However, former processes have been changing and upgrading over the past 30 years.	Moderate to High

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APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
Former underground storage tanks (USTs) onsite	Soil and groundwater	Petroleum related compounds	It was reported that two former USTs were removed from the west driveway onsite near the boiler room approximately ten years ago. The contractor that was reported to have removed the UST was unable to supply : Trow with any documentation regarding the UST removals. The owners of the Site were also unable to provide Trow with any documentation regarding the removal of the USTs. Asphalt patching was observed in the area where the USTs were reported to have been removed.	High
Pooling of chemicals on concrete slab on-grade was observed as well as trenches cut into floor slabs feeding trench drains	Soil and groundwater	Petroleum-related compounds, metals and VOCs.	Trench drains were observed in concrete floors on the lowest level of the building. Pools of dyes, protective coatings and stain release agents were observed on the concrete floors. Rough trenches were worn or cut into the floor slab leading to the trench drains. Evidence of acid spills and sulphite spills were observed on the boiler room floor. The concrete floors and trench drains were in poor condition.	Moderate to High
Regulated Building Materials	Air	Asbestos	Based on the age of the building, (1970) and the results of the Site visit, asbestos-containing materials (ACMs) are potentially present in the building. Potential ACMs observed onsite include vinyl floor tiles, mechanical pipe insulation, wall insulation, fire proofing, concrete wallboard/parging, ceiling tiles, roofing tars, roofing felts, and caulking. These materials, if present, do not pose a risk to current occupants as long as they are in good condition. Other ACMs may be present in	Low unless demolition or renovation planned

APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
			areas not accessible at the time of the Site visit. Generally, potential ACMs within the Site buildings were in fair condition, with isolated areas of exposed potential ACMs.	
Potential waste stream to storm water	Creek water and sediment	Petroleum-related compounds, metals and VOCs.	The condensate collection pit was checked and the sanitary sewer pipe that is connected to the condensate pit was checked. The sanitary sewer pipe was not hot. It was reported that this is the only waste stream from Strudex Plant No. 2. However, near Plant No. 2, steam was observed coming out of a pipe and manhole in the ground. Forwell Creek was observed to have steam coming off it adjacent to an outflow near the northwest corner of Plant No. 2. It is possible that steam and hot water have leaked from the trench drains into the storm sewer system.	Low to Moderate
Water damaged building materials	Air	Mould	Ceiling materials within the office were noted to be water damaged in the Site building. The source of the potential leaks needs to be investigated and the damaged building materials need to be removed as soon as possible. Mould was not observed, however, when water damaged materials are left in place, there is risk of mould forming and spreading throughout the building.	Low
Regulated building materials	Soil and groundwater	Polychlorinated biphenyls (PCBs)	Waterloo North Hydro indicated that there are transformers located onsite that are owned by the Site. We are not aware if the transformers have been tested for PCB content.	Low unless the transformer is leaking or demolition or renovation planned
Regulated Building Materials	Air, soil and groundwater	Mercury and lead	Based on the results of the Site visit, mercury-containing thermostats are potentially present in the buildings.	Low unless demolition or renovation planned

APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
			Mercury-containing thermostats present no risk to the current occupants while in-use and in good condition. In addition, mercury-containing and lead-based paints may have historically been used in the building. Mercury-containing and lead-based paints present no risk to the current occupants if they are in good condition. The painted surfaces observed during Trow's Site visit were generally to be in fair to good condition.	
Adjacent Properties				
Surrounding property use	Soil and groundwater	Petroleum-related compounds and VOCs.	The Site is located in an industrial area. Various industrial properties are located around the perimeter of the Site building. The properties surrounding the Site have been in light to moderate industrial use since the 1980s. A transformer station and an automotive repair facility are located approximately 30 m east of the Site. Prior to the 1980s, the area was predominantly agricultural and undeveloped.	Moderate to High

APEC – Areas of Potential Environmental Concern
PCOC – Potential Contaminants of Concern

Recommendations:

Issue Identified	Recommendation	Rationale
Current and historical use of the Site property and the surrounding properties.	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells.	Evaluate potential for soil and/or groundwater impact.
Former USTs removed from Site	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells.	Evaluate potential for soil and/or groundwater impact.
Pooling chemicals, trench drains, acid and sulphite spills.	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells.	Evaluate potential for soil and/or groundwater impact.
Potential waste stream to storm sewer/creek	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells, testing of storm water, sediment sampling and storm water temperature measurements.	Evaluate potential for soil and/or groundwater impact and potential impact to creek.
Potential ACMs	Conduct an asbestos survey of the Site buildings.	Potential ACMs were observed that were exposed and friable. Once ACMs are disturbed, asbestos fibres may become airborne and pose health concerns.
Water damaged building materials.	Remove and replace water damaged building materials as soon as possible. Investigate areas of known building material water damage to prevent further leakage in the future.	To eliminate exposure to the current occupants and potential for mould to grow.
Privately owned transformers onsite.	Further investigation regarding the onsite transformers should be conducted. Depending on the age of the transformers, PCB testing should be done on cooling oils within the transformers.	Best management practises
Mercury-containing thermostats, mercury-containing paints and lead-based paints are potentially present in the building.	If renovations or demolition of the building are planned, it is recommended that these materials be assessed and managed in accordance with applicable regulations and guidelines.	To eliminate exposure to the workers and potential impact to the soil and groundwater.

Table of Contents

Executive Summary i

1. Introduction 1

1.1 Objective 1
1.2 Scope of Work 1

2. Site Description 3

3. Records Review / Land Use History 4

3.1 Aerial Photographs 4
3.2 Fire Insurance Plans and Inspection Records 4
3.3 Property Use Directories 5
3.4 Land Title Search 7
3.5 Regulatory Information 7
3.6 Prior Environmental or Geotechnical Reports 7
3.7 Topographic Maps 7
3.8 Geological and Soil Maps 8
3.9 Company Records 8
3.10 Land Use Documents 8
3.11 Utility Company Records 9
3.12 Public Health Concerns 9
3.13 Environmental Risk Information Services (ERIS) Report 9

4. Visual Site Assessment 11

4.1 Subject Site 11
4.1.1 Property Use *11*
4.1.2 Buildings and Structures *11*
4.1.3 Limitations at the Site *11*
4.1.4 Chemical Inventory, Storage and Handling *12*
4.1.5 Storage Tanks and Containers *12*
4.1.6 Special Attention Substances *12*
4.1.6.1 Polychlorinated Biphenyls (PCBs) 12
4.1.6.2 Asbestos-Containing Materials (ACMs) 13
4.1.6.3 Ozone Depleting Substances (ODSs) 14
4.1.6.4 Lead 14
4.1.6.5 Urea Formaldehyde Foam Insulation (UFFI) 14
4.1.6.6 Mercury 15
4.1.6.7 Mould 15
4.1.6.8 Radon 15
4.1.6.9 Other Substances 15
4.1.7 Unidentified Substances *15*
4.1.8 Drains and Sumps *15*
4.1.9 Building Heating and Cooling Systems *16*

4.1.10 Mechanical Equipment *16*
4.1.11 Air Emissions *16*
4.1.12 Odour *17*
4.1.13 Noise *17*
4.1.14 Sewage and Wastewater Disposal *17*
4.1.15 Solid Waste Generation, Storage & Disposal *17*
4.1.16 Topographic, Geologic and Hydrogeologic Conditions *17*
4.1.17 Water Courses, Ditches and Site Drainage *18*
4.1.18 Abandoned and Existing Wells *18*
4.1.19 Potable Water Sources *18*
4.1.20 Fill Materials *18*
4.1.21 Stained Materials *18*
4.1.22 Stressed Vegetation *18*
4.1.23 Roads, Parking Facilities and Right of Ways *18*
4.1.24 Pits and Lagoons *19*
4.1.25 Other Issues *19*
4.2 Adjacent Properties 19

5. Interviews 20

5.1 Methodology 20
5.2 Limitations 20
5.3 Interview Participants 20
5.3.1 Site Personnel *20*
5.3.2 Occupants of site *20*
5.3.3 Third Parties *20*
5.3.4 Government Officials *20*

6. Conclusions 21

7. Recommendations 24

8. Qualifications of Assessor 25

9. References 26

10. Limitations 27

APPENDICES:

APPENDIX A: FIGURES
APPENDIX B: SITE PHOTOGRAPHS
APPENDIX C: AERIAL PHOTOGRAPHS
APPENDIX D: REGULATORY DOCUMENTS
APPENDIX E: QUESTIONNAIRE
APPENDIX F: TITLE SEARCH
APPENDIX G: ECOLOG ERIS REPORT
APPENDIX H: COMPANY INFORMATION

1. Introduction

Trow Associates Inc. (Trow) was retained by Kraus Carpet Mills Ltd (Kraus) to complete a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 65 Northfield Drive West, Waterloo, Ontario, hereinafter referred to as the 'Site'. The purpose of this Phase I ESA was to determine if past or present Site activities have resulted in actual or potential contamination at the Site. Figures are included in Appendix A.

Trow Associates Inc. (Trow) conducted this Phase I ESA in accordance with the scope of work described in Trow's Work Authorization PROP-KWEN00238TBA, dated February 13, 2007, which was prepared to comply with the general requirements of CSA Standard Z768-01 for Phase I ESA, published in November 2001.

Trow understands that this Phase I ESA will be used for a due diligence investigation in support of a real estate or financing agreement.

1.1 Objective

The objective of this Phase I ESA was to identify actual or potential environmental concerns arising from past or present activities at the Site and surrounding properties.

1.2 Scope of Work

The Phase I ESA was prepared to comply with the Canadian Standards Association (CSA) Standard Z768-01 *Phase I Environmental Site Assessment* (November 2001) and was conducted in accordance with the scope of work described in Trow's Proposal and Work Authorization dated February 13, 2007.

The scope of work included a review of historical land use and occupancy records, a visual reconnaissance of the Site and surrounding properties, interviews with person(s) having knowledge of past Site activities, and compilation of this information into a Phase I ESA report. Intrusive sampling and analyses were not conducted as part of this investigation. In addition, the investigation did not involve an evaluation of compliance with government regulations, except where noted.

Agencies and individuals contacted and databases reviewed during the Phase I ESA are listed below:

- Ministry of the Environment (MOE) – Freedom of Information and Protection of Privacy Office (Spills Action Centre, Abatement Office, and Investigation and Enforcement Branch)
- MOE *Waste Disposal Site Inventory* (June 1991)
- MOE *Inventory of Coal Gasification Plant Waste Sites* (April 1987)

- MOE *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario* (November 1988)
- MOE *Environmental Monitoring and Reporting Branch PCB Data Set 2004 Hazardous Waste Information System (HWIS)*
- Technical Standards and Safety Authority, records of fuel storage
- Historical Street Directories
- Fire Insurance Plans
- Land title records

2. Site Description

The Site is located at 65 Northfield Drive West, Waterloo, Ontario (See Figure 1 in Appendix A). The legal description of the Site is Part Lot 8, German Company Tract, Township of Waterloo, Part 1, 2, 3, 4, 5 & 6, 58R4092; S/T 369437, 465123E, B45015: Waterloo. The Site is generally flat with a gentle slope to the southwest, towards Forwell Creek. The land use of the Site is industrial and is bound by industrial development to the south, the Conestoga Parkway to the west, Conestogo Road West to the east and Northfield Drive to the north. Beyond the three adjacent roadways, industrial/commercial development was observed. The photographic record of the Site is included in Appendix B.

The Site is currently owned by Strudex Fibres Limited and is zoned I-6 Industrial. The Site is developed with industrial buildings with a total floor space area of approximately 81 471 m^2 (850 279 ft^2), including a warehouse of 16 864 m^2 (176 000 ft^2). The Site has approximately 700 feet of frontage on Northfield Drive and approximately 1800 feet of flankage on Conestogo Road West and occupies 10.75 ha (26.56 acres).

The Site is currently occupied by Kraus Carpet Mills Ltd., Strudex Fibres Limited and Kraus Factory Carpet Outlet. The current and historic facility is a textile mill and carpet manufacturer.

Potable water is provided to the Site building through the municipal water distribution system and a private deep well. Sanitary wastewater is discharged to the municipal sewer system. Electrical service to the Site building is supplied by Waterloo North Hydro. Lighting is provided primarily with fluorescent light fixtures and some incandescent light fixtures. The office portion of the Site building is currently heated and cooled with roof mounted heating/ventilation and air-conditioning (HVAC) units. The plant area is heated by means of a combination of suspended forced-air natural gas fired units, natural gas fired infrared units and roof mounted HVAC units.

3. Records Review / Land Use History

Available public records, as noted below, were reviewed to obtain information and to establish the land use history of the Site and the adjacent properties.

3.1 Aerial Photographs

Aerial photographs of the Site dated 1967, 1971, 1975, 1980, 1990, 1995 and 2000 were obtained from the University of Waterloo in order to review the development and land use history of the Site. Copies of these aerial photographs are included in Appendix C.

Table 3.1 summarizes the development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photographs.

Table 3.1: Development and Land Use History Summary

Aerial Photograph	Details
1967	The Site and surrounding properties appear to be undeveloped or in agricultural use.
1971	The Site appears to be developed with one building. The property to the south appears to be developed. The properties to the west and north appear to be undeveloped.
1975	The Site appears to have more development on the south portion of the property. The properties to the south east and west appear to have more development than was previously observed. The property to the north has minor development. A roadway west of the Site is under construction.
1980	The Site appears to have further building development on the south portion of the property. The properties to the north, south, east and west appear to have further developed. An expressway west of the Site is evident.
1990	The Site appears to have further development on the building on the south portion of the property as well as a new building. The properties to the south, east and west appear to have further development.
1995	The Site appears similar as today. The properties to the south, east and west appear to have further development. An interchange appears on the expressway west of the Site.
2000	The Site, surrounding properties and the expressway appear similar as today.

3.2 Fire Insurance Plans and Inspection Records

Trow visited the University of Waterloo Map and Design Library and viewed Fire Insurance Plans (FIPs) from 1946 showing the City of Waterloo. The Site was outside of the area of coverage of the available FIPs. No inspection records were available for the Site.

3.3 Property Use Directories

The available City of Waterloo directories dated between 1965 and 2006 were reviewed at the Kitchener Public Library, in Kitchener, Ontario in order to identify the occupancy history of the Site and adjacent properties. The directories were reviewed in approximately five year increments.

Table 3.3.1 summarizes the occupants of the Site building as listed in the reviewed property use directories.

Table 3.3.1: Historical Site Occupancy Summary

Property	Occupants	Years Listed
65 Northfield Drive West	Kraus Carpet Mills Ltd., Strudex Fibres Ltd., Kraus Factory Carpet Outlet	2006
	Kraus Carpet Mills Ltd., Strudex Fibres Ltd., Kraus Factory Carpet Outlet, Chrome Print Ltd., Varichrome Yarns	2000, 1994, 1990, 1985
Address change to 565 Northfield Drive	Kraus Carpet Mills Ltd., Strudex Fibres Ltd., Kraus Factory Carpet Outlet, Chrome Print Ltd.,	1980, 1975/1976
Address change to 139 Northfield Drive	Kraus Carpets Mill (Plant No.2), Van Dresser Ltd.	1970
	No Listing	1965

Table 3.3.2 summarizes the occupants of the surrounding properties as listed in the reviewed property use directories.

Table 3.3.2: Surrounding Properties Historical Occupancy Summary

Direction	Property	Occupants	Years Occupied
North	665 Colby Drive	Commercial Units	2006, 2000, 1994, 1990, 1985, 1980
		No Listing	1975/1976, 1970, 1965
	583 Colby Drive	Waterloo Toyota Limited	2006, 2000, 1994, 1990
		No Listing	1985, 1980, 1975/1976, 1970, 1965
	580 Colby Drive	Commercial Units	2006
		No Listing	2000
		Commercial Units	1994, 1990

Direction	Property	Occupants	Years Occupied
		No Listing	1985, 1980, 1975/1976, 1970, 1965
East	530 Conestogo Drive West	No Listing	2006, 2000
		Scheifele HM Transformer Station	1994, 1990, 1985
		Waterloo Transformer Station PUC Transformer Station	1980, 1975/1976 1970
		No Listing	1965
	540 Conestogo Road West	South-Western Floral Inc.	2006, 2000, 1994
		Mister Screen Repairs, Proficiency Plus Inc.	1990
		South-Western Floral Inc.	1985
		Conestoga Ford Tractor Sales Ltd.	1980, 1975, 1970
		No Listing	1965
	55 Northfield Drive West	Tan Unlimited	2006
		General Auto Supply (Western) Ltd.	2000, 1994, 1990, 1985, 1980
		No Listing	1975/1976, 1970, 1965
South	520 Conestogo Road West	Onward Manufacturing Warehouse	2006
		Wang's Canada	2000
		M H S Metal Products Inc.	1994
		Tracon Engineering Inc.	1990, 1985, 1980, 1975/1976
		No Listing	1970, 1965
West	115 Northfield Drive West	Waterloo North Mazda	2006, 2000
		No Listing	1994, 1990, 1985, 1980, 1975/1976, 1970, 1965
	125 Northfield Drive West	Ontario Teachers Insurance Plan	2006, 2000, 1994
		No Listing	1990, 1985, 1980, 1975/1976, 1970, 1965

3.4 Land Title Search

A land title search was conducted for 65 Northfield Drive West, Waterloo, Ontario on February 19, 2007 by Ecolog Eris. The Site property is currently owned by Strudex Fibres Limited and was acquired in 1983. However, the 1983 acquisition may have been the result of a name change from Kraus Carpet Mills Limited.

3.5 Regulatory Information

The appropriate regulatory agencies at the provincial and municipal levels were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints, outstanding environmental regulatory non-compliance issues and Sewer Use By-Law infractions. Trow did not identify the need to contact any federal agencies.

The following agencies were contacted:

1. The Ontario Ministry of the Environment (MOE) Freedom of Information, Protection of Privacy Office and

2. The Technical Standards and Safety Authority (TSSA), Fuel Safety Branch.

The search conducted by the MOE Freedom of Information, Protection of Privacy Office includes a search of municipal records.

A written response from some of the regulatory agencies such as the MOE typically requires several months. Copies of the requests are included in Appendix D. If upon receipt of the response from these regulatory agencies, significant environmental issues are identified; Trow will forward their response to the client as an addendum to this report.

On February 27, 2007, a representative of the Technical Standards and Safety Authority (TSSA), Fuel Safety Branch, searched the TSSA computer database (approximately 1987 to present) for records of fuel storage at the Site. Trow was advised that the TSSA's database does contain records of a 2000 gallon aboveground propane storage tank. No other records were in the data base for 65 Northfield Drive West or 565 Northfield Drive West (former address).

3.6 Prior Environmental or Geotechnical Reports

No previous geotechnical or environmental reports were available for review.

3.7 Topographic Maps

The following topographic maps were reviewed:

- 1990 Natural Resources Canada Topographic Map # 040P07 (see Figure 1)
- 1982 Ontario Base Map, Ministry of Northern Development and Mines, Ontario. (see Figure 2)

The review of the topographic maps identified the following:

- The Site is relatively flat with a gentle slope to the south and west; and
- The regional ground elevation decreases to the south and west.

3.8 Geological and Soil Maps

The following Ministry of Northern Development and Mines geological and soils maps were reviewed:

- Quaternary Geology of Ontario, Map 2556, Southern Sheet; and
- Bedrock Geology of Ontario, Map 2544, Southern Sheet.

The review of the geological maps identified the following:

- According to the Quaternary Geology map, the subsurface stratigraphy at the Site consists of Glaciofluvial ice-contact deposits which consists of gravel and sand, minor till which includes esker, kame, end moraine, ice-marginal delta and subaqueous fan deposits.
- According to the Bedrock Geology map, bedrock in the Site area consists of middle to lower Silurian aged dolostone of the Guelph Formation.

3.9 Company Records

Company records regarding WHMIS, Certificates of Approval, testing of sanitary sewer effluent, transformer documents and a Site plan were provided to Trow. A brief review of the WHMIS documents, the current Certificates of Approval and the effluent test results supplied was carried out. The scope of work of this Phase I Environmental Site Assessment does not include an evaluation of compliance with government regulations, except where noted.

3.10 Land Use Documents

A review of the following publications was carried out as part of this Phase I ESA:

- MOE *Waste Disposal Site Inventory* (June 1991);
- MOE *Inventory of Coal Gasification Plant Waste Sites* (April 1987);

- MOE *Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario* (November 1988); and

The review of the MOE site inventories did not identify any active or closed waste disposal sites, former coal gasification plant sites, or industrial sites producing or using coal tars and related tars within 500 m of the Site.

3.11 Utility Company Records

Mr. Paul Forester of Waterloo North Hydro was contacted for information regarding electrical service to the Site. Mr. Forester indicated that the Site is serviced by three onsite transformers located at 565 Conestogo Road West and one onsite transformer located at 65 Northfield Drive West. Mr. Forester stated that the transformers are not owned by Waterloo North Hydro and that the owners of the Site are responsible for maintaining the transformers. Trow was unable to confirm the installation date and PCB content of the transformers.

3.12 Public Health Concerns

No public health concerns were identified.

3.13 Environmental Risk Information Services (ERIS) Report

EcoLog Environmental Risk Information Services Ltd. (ERIS) report was requested by Trow. The ERIS system contains over 2 million current and historical environment records from federal, provincial and private sources. The following databases were searched by EcoLog:

Federal Government Source Databases:
No Federal Government Source Databases were selected for this search

Provincial Government Source Databases:
(1) Ontario Regulation 347 Waste Generators Summary (1986-2001)
(2) Ontario Regulation 347 Waste Receivers Summary (1986-2001)
(3) Certificates of Approval
(4) Private Fuel Storage Tanks (1989-1996)
(5) Occurrence Reporting Information System

Private Source Databases:
(6) Retail Fuel Storage Tanks (1989-Sept 2002)
(7) Scott's Manufacturing Directory
(8) Anderson's Waste Disposal Sites (1930-2000)

A copy of the EcoLog ERIS report is included in Appendix G. A review of the report identified the following **onsite** records:

1. Eleven (11) Certificates of Approval for industrial air emissions (Kraus Carpet Mills Ltd. and Strudex Fibres Ltd.).
2. Five (5) listings under the Scott's Manufacturing Directory (Kraus Carpet Mills Ltd. and Strudex Fibres Ltd.).
3. Ten (10) listings under the Ontario Regulation 347 Waste Generators Summary (Kraus Carpet Mills Ltd. and Strudex Fibres Ltd.).
4. One (1) listing under the Occurrence Reporting Information System (Kraus Carpets) detailing an escape of limestone dust to the air from a silo.
5. One (1) listing under Retail Fuel Storage Tanks (Kraus Carpets) for a 2000 L propane refill centre.

A review of the report identified the following **offsite** records:

1. Twenty-one (21) listings under the Scott's Manufacturing Directory. The offsite manufacturing included machine shops, woodworking, metal fabricators, pump manufacturing, plastic manufacturing, stamping, heat treating and other manufacturing.
2. Thirty-six offsite waste generators are listed within 250 m of the Site. Details are in the ERIS report in Appendix G.
3. One listing under the private fuel storage tanks located at 666 Colby Drive Churchill Place (Doug Wright Construction).
4. Three (3) listings under Certificates of Approval: Two for the City of Waterloo for municipal water and municipal sewage; one for RJB Machining for industrial air.
5. Three(3) listings under Occurrence Reporting Information System: Two for fuel spills on Highway 86 and the northbound off-ramp to Northfield Drive; one for a 200 L oil spill at 565 Conestogo Road West (at the Transformer Station across the street).

4. Visual Site Assessment

On February 14 and February 21, 2007, Chris Friedmann of Trow conducted the Site visit in accordance with its internal health and safety protocols and the Ministry of Labour Health and Safety Regulations. The purpose of the Site visit is to assess the current conditions of the Site.

The general environmental management and housekeeping practices at the Site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of Trow's investigation.

Exterior observations of the subject property and surrounding properties were conducted. The exterior observations were recorded by walking over the grounds at the Site. Adjoining properties were observed from within the grounds of the Site.

Photographs of the Site and surrounding properties were taken. Photographs are included in Appendix B.

4.1 Subject Site

4.1.1 Property Use

Property use at the Site is currently industrial and commercial, as there is a factory outlet onsite. The surrounding property uses are currently industrial/commercial and residential.

4.1.2 Buildings and Structures

The Site is developed with industrial buildings with a total floor space area of approximately 81 471 m^2 (850 279 ft^2), including a warehouse of 16 864 m^2 (176 000 ft^2). The Site has approximately 700 feet of frontage on Northfield Drive and approximately 1800 feet of flankage on Conestogo Road West and occupies 10.75 ha (26.56 acres). The main characteristics of the Site building are summarized in the following table:

Building Surface	Building Material Description
Floor Surfaces	• Concrete, carpet, ceramic tiles and vinyl tiles
Ceilings	• Drywall/plaster, steel, concrete and acoustic ceiling tiles
Interior Walls	• Drywall/plaster concrete and concrete block
Exterior Walls	• Concrete and metal siding

4.1.3 Limitations at the Site

No interior observations were made in concealed spaces such as above ceilings or behind walls in the Site building.

4.1.4 Chemical Inventory, Storage and Handling

Information regarding the chemical inventory, storage and handling at the Site was provided by Mr. Somasundaram Ravishankar of Strudex and Mr. Joop Heppenstrijdt of Kraus. The bulk of the chemicals in the Site building are stored in the basement of the building. Where required, bulk storage containers on skids are kept in the production areas. There are above ground storage tanks (ASTs) in the production areas as well. Chemical storage at the Site is summarized in an Active Materials Inventory Report in Appendix H. An Obsolete Index of Chemicals (which entails the chemicals which are no longer used) is provided as well.

4.1.5 Storage Tanks and Containers

The presence/absence and condition of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site were assessed during the Site visit. Trow observed an AST for propane during the Site visit. Technical Standards and Safety Authority (TSSA) confirmed the propane storage tank was in their database. The propane tank has a capacity of 2000 gallons in volume. ASTs were also observed in the production areas. Several ASTs for latex were noted on the first floor of Kraus. Two ASTs for Spin Finish were noted in the basement of Strudex. These two ASTs had concrete walls built around them for secondary containment. Various smaller ASTs were noted throughout the facility. A sulphite mix tank was observed in the boiler room. Staining was observed on the floor surrounding the sulphite mix tank. A sulphuric acid tank was noted in the boiler room. Staining and deterioration of the concrete floor under the acid tank was noted. It was reported that the tank had been overfilled in the past and now it has an alarm on it to prevent overfilling of the tank.

It was reported that there was formerly two USTs for heating oil located in the west driveway near the boiler room. It was reported that the USTs were removed approximately 10 to 13 years ago by a local contractor (G.R. Wilfong & Son Ltd.). Trow contacted G.R. Wilfong & Son Ltd. and they have no documentation regarding the UST removals at 65 Northfield Drive West.

Outdoor silos and indoor silos are used to store vinyl and polypropylene pellets prior to production of yarn. These pellets are blown into the hoppers on the fourth floor of Strudex where they enter the extruders.

4.1.6 Special Attention Substances

4.1.6.1 Polychlorinated Biphenyls (PCBs)

The manufacture of PCBs in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in 1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. A review of the Site was

conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the Site.

Any electrical equipment containing PCBs must be disposed in accordance with Ontario Regulation 362 when it is removed from service for disposal. Ongoing operation of equipment containing PCBs is permissible.

Fluorescent light fixtures were observed in the Site buildings. Trow anticipates that given the approximate age of the buildings (1970), the presence of light ballasts containing PCBs is possible. Trow did not inspect individual light ballasts, however the potential presence of PCB-containing light ballasts does not represent a concern if the fixtures are maintained regularly.

Trow was unable to confirm the PCB content of the onsite transformers that are owned by Kraus and Strudex based on the information provided by Kraus.

A search of the MOE PCB Data Set 2004 did not include information regarding the Site.

4.1.6.2 Asbestos-Containing Materials (ACMs)

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-Friable asbestos refers to asbestos, which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-Friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although friable asbestos can still be found in recently constructed buildings.

Based on our observations and the age of the buildings (1970), it is Trow's opinion that the potential for ACMs to be contained within the building envelopes in the form of vinyl floor tiles, mechanical pipe insulation, wall insulation, fire proofing, ceiling tiles, cement wallboard/parging, roofing tars, roofing felts, and caulking is likely.

Generally, potential ACMs observed within the Site buildings were in fair condition, with isolated areas of exposed friable potential ACMs. Trow did not conduct any sampling for asbestos during the Site visit.

4.1.6.3 Ozone Depleting Substances (ODSs)

Chlorofluorocarbons (CFCs), often referred to as Freons, ceased production in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2010. The use of these materials is still permitted in existing equipment, but a licensed contractor must service equipment such that CFCs are contained and not released to the environment during servicing or operation.

The Site buildings have air conditioning units on the roofs for cooling the office area and some of the factory area that likely contains hydrochloroflourocarbon (HCFC) R-22. Under the management of a licensed contractor, the subject systems do not represent a significant threat to human health or the environment. However, these materials will require replacement by 2010 and as such consideration should be given to future phase out programs.

Maintenance of refrigerant containing equipment, if any, should continue to be completed in compliance with Ontario Regulation 189/94 by a licensed refrigeration contractor. The equipment should only be repaired, removed, or serviced by an appropriately licensed contractor.

4.1.6.4 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits and soft solders for tinplate and plumbing. The use of lead based paints (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead paint is its potential to become lead dust or chips either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

Based on the age of the Site buildings (1970), it is Trow's opinion that the use of LBPs on the original painted surfaces of the Site building is possible. The painted surfaces observed during Trow's Site visit were generally in fair to good condition with little evidence of peeling or flaking.

4.1.6.5 Urea Formaldehyde Foam Insulation (UFFI)

UFFI was formerly sprayed into cavities of walls and above ceiling as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

There was no evidence such as patched circular holes in walls that suggested UFFI was used in the Site building. The age of the buildings (1970) is such that UFFI use is possible.

4.1.6.6 Mercury

Mercury could be found in some batteries, light bulbs, old paints, thermostats, old mirrors, etc.

Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991 the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

Based on the age of the Site buildings (1970), it is Trow's opinion that the potential for mercury-based paints within the Site building on the original painted surfaces is possible. The painted surfaces observed during Trow's Site visit were observed to be in fair to good condition with little evidence of peeling or flaking.

In addition, batteries, fluorescent lights, thermostats, or other mercury containing materials may be present in the light standards or sign structure. As long as the items mentioned above are in good condition, they can continue to be used.

4.1.6.7 Mould

No evidence of mould was observed at the Site at the time of this Phase I ESA. A small amount of water damaged ceiling tiles were observed in the office area of the Site building. No evidence of mould was observed.

4.1.6.8 Radon

Based on the overburden and bedrock materials underlying the site, it is unlikely that radon gas emissions would be a concern at the Site.

4.1.6.9 Other Substances

No other special attention substances were present at the Site at the time of this Phase I ESA.

4.1.7 Unidentified Substances

No unidentified substances were present at the Site at the time of this Phase I ESA.

4.1.8 Drains and Sumps

Floor drains and sumps were observed throughout the facility. In the dye area of Kraus, pooling of excess acid based dye was noted on the concrete floors adjacent to floor drains surrounding the dye machines. Also, near the drying machines, bluish fluid was observed

running in rough trenches in the concrete floor towards the floor drains. The liquid was reported to be "Stain Release" and "Scotchguard". The concrete floors where these drains are located are concrete slab on-grade. The concrete floor and the drains were in poor condition.

The condensate collection pit inside Plant No. 2 was checked and the sanitary sewer pipe that is connected to the condensate pit was checked. It was reported that the sanitary sewer line is the only waste stream from Plant No. 2. The sanitary sewer pipe was not hot. Floor drains were observed to be steaming inside the building.

Trench drains were also observed in Strudex Plant No. 2. The trench drains are used to return hot water and steam to a condensate collection pit. Near Strudex Plant No. 2, steam was observed coming out of a pipe and a manhole in the ground. Forwell Creek was observed to have steam coming off it adjacent to an outflow from a culvert located near the northwest corner of Plant No. 2. It is possible that steam and hot water have leaked from the trench drains into the storm sewer system.

4.1.9 Building Heating and Cooling Systems

The office portion of the Site building is currently heated and air-conditioned with a roof mounted HVAC unit. The plant area is heated by means of a combination of suspended forced-air natural gas fired units and natural gas fired infrared units. A portion of the production area also has HVAC units on the roof. Electrical and natural gas-fired water heaters currently supply domestic hot water to the Site building.

4.1.10 Mechanical Equipment

Various mechanical equipment used in the production of rolls of fibre (Strudex) and rolls of carpet (Kraus) were observed onsite. No environmental concerns were noted regarding the Site equipment other than those previously mentioned.

4.1.11 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MOE. According to the Environmental Protection Act (EPA), a Certificate of Approval (CofA) (Air) is required for the ongoing operation of any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29th, 1988. Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for a CofA was added to the EPA. Unless explicitly exempted, most industrial processes or modifications to industrial processes and equipment require a CofA. The EPA provides a list of specific equipment and conditions, which are exempt from CofA (Air) requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

Trow did not assess compliance of the existing natural gas-fired equipment at the Site. Trow is aware of several CofAs for air emissions associated with the Site. Trow did not assess compliance of the current CofAs for air emissions for the current manufacturing processes onsite.

4.1.12 Odour

During the Site visit, Trow detected an odour outside of the production facility. It is similar to an odour inside the facility in the Strudex area. The odour is likely a result of the extrusion process in which polypropylene and/or vinyl are heated.

4.1.13 Noise

No excessive noise was detected at the Site during this Phase I ESA.

4.1.14 Sewage and Wastewater Disposal

The Site and surrounding area are serviced by the City of Waterloo's municipal sanitary and storm sewer systems. Wastewater produced by the facility is treated and released into the municipal sewer system. Based on an interview conducted with Mr. Mike Gordon of the Region of Waterloo, the treated effluent is tested monthly for sanitary sewer use by-law parameters by the Region of Waterloo.

4.1.15 Solid Waste Generation, Storage & Disposal

Industrial wastes such as inorganic laboratory chemicals, other specified inorganics, aliphatic solvents, light fuels, waste oil and lubricants, organic laboratory chemicals, aromatic solvents, petroleum distillates, oil skimmings and sludges and latex wastes are generated at the Site as observed on the MOE registered HWIN generators website. Any solid wastes are placed in bins for pick-up by a licensed hauler.

4.1.16 Topographic, Geologic and Hydrogeologic Conditions

The topography of the Site is generally flat with a gentle slope towards the south and west. The subsurface soil at the Site is expected to include predominantly gravel, sand, silt and clay.

Based on Trow's knowledge of the Site area, groundwater at the Site is expected to be less than 10 m below grade. From the topography of the area, it is expected that regional groundwater flow will be towards the southeast (i.e. strongly influenced by the presence of Grand River).

4.1.17 Water Courses, Ditches and Site Drainage

Surface water runoff from the Site is directed toward catch basins located onsite. Surface water on the perimeter of the Site apparently infiltrates into the ground or flows to the roadways or neighboring properties. An storm sewer outfall to Forwell Creek was observed near the northwest corner of Strudex Plant No. 2.

4.1.18 Abandoned and Existing Wells

Water from a deep well located onsite is used to cool various processes onsite. It was reported that a closed loop system is in place where cool water is extracted from the ground, pumped to heat exchangers and used to cool various processes.

4.1.19 Potable Water Sources

The City of Waterloo supplies the Site and the surrounding areas with potable water.

4.1.20 Fill Materials

No suspected fill material was observed during our Site visit. Based on observations made at the time of the Site inspection, Trow does not expect a significant amount of fill material to be present at the Site. The property is generally graded so as to be level with the surrounding properties.

4.1.21 Stained Materials

Some minor staining was observed near Master Batch Pellitizer in the basement of Strudex. Staining was observed in the dye area on the floor around dye machines and drying machines in the lower level of Kraus. Staining was evident on the floor of the boiler room near the sulphite mix tank and under the sulphuric acid tank. Etching of the concrete floor in the boiler room was evident under the sulphuric acid tank. A build up of latex was observed on the floor in the finishing line area of Kraus.

4.1.22 Stressed Vegetation

No stressed vegetation was present at the time of this Phase I ESA.

4.1.23 Roads, Parking Facilities and Right of Ways

The Site is bound to the east by Conestogo Road West, to the north by Northfield Drive and to the west by Conestoga Parkway. Several asphalt paved driveways from Conestogo Road West provides access to the parking facilities and a perimeter road onsite. No right of ways were evident during Trow's Site visit. There is an easement in place for overhead hydro lines crossing the south-central portion of the Site.

4.1.24 Pits and Lagoons

An underground holding tank is located below the floor in the dye area of Kraus under the wash machines. The tank holds wash water until it can be sent to holding tanks in the boiler room or released to the sanitary sewer system.

4.1.25 Other Issues

No other issues were identified during this Phase I ESA.

4.2 Adjacent Properties

The conditions of the adjacent properties were observed at the time of Trow's Site visit. The findings of the visual reconnaissance of the adjacent properties are as follows:

- **North** – Waterloo Toyota Ltd. (583 Colby Drive);
- **East** – Conestogo Road West, beyond which is General Auto Supply (55 Northfield Drive West), Swenco Limited (560 Conestogo Road West), Highland Marketing and Dein Construction Inc. (550 Conestogo Road West), K-W Fuel Injection Inc.(544 Conestogo Road West), South-Western Floral Inc. (540 Conestogo Road West) and H.M. Scheifele Transformer Station (530 Conestogo Road West);
- **West** – Conestoga Parkway, beyond which is Waterloo North Mazda (115 Northfield Drive West) and Ontario Teachers Insurance Plan (125 Northfield Drive West); and
- **South** – Advantage Sport (515 Conestogo Road West), Bekins Moving and Storage (515 Conestogo Road West), C & O Wilke Movers Ltd. (515 Conestogo Road West) and Campbell Moving (515 Conestogo Road West).

5. Interviews

5.1 Methodology

Trow's standard Questionnaire was used to conduct an interview with Mr. Joop Heppenstrijdt of Kraus and Mr. Somasundaram Ravishankar of Strudex during the Site visit. A copy of the completed Questionnaire is included in Appendix E.

5.2 Limitations

No limitations were encountered during the interview process.

5.3 Interview Participants

5.3.1 Site Personnel

Mr. Somasundaram Ravishankar of Strudex and Mr. Joop Heppenstrijdt of Kraus were interviewed during the Site inspection.

5.3.2 Occupants of site

No other occupants of the Site were available to be interviewed during the Site visit.

5.3.3 Third Parties

Mr. Paul Forester of Waterloo North Hydro was contacted by telephone regarding the electrical service to the Site. Mrs. Sarah Wilfong of G.R. Wilfong & Son Ltd. was contacted by telephone regarding the UST removals.

5.3.4 Government Officials

In the course of our evaluation interviews were held with the following government officials:

1. Mr. Neal DeRuyter, Development Services of the City of Waterloo was interviewed.

2. Mr. Prem Lal, Coordinator of Information Services, of the TSSA was contacted by telephone regarding onsite fuel storage.

3. Mr. Mike Gordon, Region of Waterloo was interviewed

6. Conclusions

The results of this Phase I ESA indicate the following conclusions in table format regarding the expected environmental conditions and potential liabilities of the Site:

APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
Subject Property				
Current and historical use of the Site property	Soil and groundwater	Petroleum-related compounds, metals and volatile organic compounds (VOCs).	The manufacturing facilities onsite have been in use as a textile mill for approximately 30 years. Current processes were reviewed for environmental concerns. However, former processes have been changing and upgrading over the past 30 years.	Moderate to High
Former underground storage tanks (USTs) onsite	Soil and groundwater	Petroleum related compounds	It was reported that two former USTs were removed from the west driveway onsite near the boiler room approximately ten years ago. The contractor that was reported to have removed the UST was unable to supply Trow with any documentation regarding the UST removals. The owners of the Site were also unable to provide Trow with any documentation regarding the removal of the USTs. Asphalt patching was observed in the area where the USTs were reported to have been removed.	High
Pooling of chemicals on concrete slab on-grade was observed as well as trenches cut into floor slabs feeding trench drains	Soil and groundwater	Petroleum-related compounds, metals and VOCs.	Trench drains were observed in concrete floors on the lowest level of the building. Pools of dyes, protective coatings and stain release agents were observed on the concrete floors. Rough trenches were worn or cut into the floor slab leading to the trench drains. Evidence of acid spills and sulphite spills were observed on the boiler room floor. The concrete floors and trench drains were in poor condition.	Moderate to High

APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
Regulated Building Materials	Air	Asbestos	Based on the age of the building, (1970) and the results of the Site visit, asbestos-containing materials (ACMs) are potentially present in the building. Potential ACMs observed onsite include vinyl floor tiles, mechanical pipe insulation, wall insulation, fire proofing, concrete wallboard/parging, ceiling tiles, roofing tars, roofing felts, and caulking. These materials, if present, do not pose a risk to current occupants as long as they are in good condition. Other ACMs may be present in areas not accessible at the time of the Site visit. Generally, potential ACMs within the Site buildings were in fair condition, with isolated areas of exposed friable potential ACMs.	Moderate to High
Potential waste stream to storm water	Creek water and sediment	Petroleum-related compounds, metals and VOCs.	The condensate collection pit was checked and the sanitary sewer pipe that is connected to the condensate pit was checked. The sanitary sewer pipe was not hot. It was reported that this is the only waste stream from Strudex Plant No. 2. However, near Plant No. 2, steam was observed coming out of a pipe and manhole in the ground. Forwell Creek was observed to have steam coming off it adjacent to an outflow near the northwest corner of Plant No. 2. It is possible that steam and hot water have leaked from the trench drains into the storm sewer system.	Moderate to High
Water damaged building materials	Air	Mould	Ceiling materials within the office were noted to be water damaged in the Site building. The source of the potential leaks needs to be investigated and the damaged building materials need to be removed as soon as	Low to Moderate

APEC	Media	PCOCs	Comments	Relative Degree of Environmental Risk
			possible. Mould was not observed, however, when water damaged materials are left in place, there is risk of mould forming and spreading throughout the building.	
Regulated building materials	Soil and groundwater	Polychlorinated biphenyls (PCBs)	Waterloo North Hydro indicated that there are transformers located onsite that are owned by the Site. We are not aware if the transformers have been tested for PCB content.	Low unless the transformer is leaking or demolition or renovation planned
Regulated Building Materials	Air, soil and groundwater	Mercury and lead	Based on the results of the Site visit, mercury-containing thermostats are potentially present in the buildings. Mercury-containing thermostats present no risk to the current occupants while in-use and in good condition. In addition, mercury-containing and lead-based paints may have historically been used in the building. Mercury-containing and lead-based paints present no risk to the current occupants if they are in good condition. The painted surfaces observed during Trow's Site visit were generally to be in fair to good condition.	Low unless demolition or renovation planned
Adjacent Properties				
Surrounding property use	Soil and groundwater	Petroleum-related compounds and VOCs.	The Site is located in an industrial area. Various industrial properties are located around the perimeter of the Site building. The properties surrounding the Site have been in light to moderate industrial use since the 1980s. A transformer station and an automotive repair facility are located approximately 30 m east of the Site. Prior to the 1980s, the area was predominantly agricultural and undeveloped.	Moderate to High

APEC – Areas of Potential Environmental Concern
PCOC – Potential Contaminants of Concern

7. Recommendations

To reduce the degree of uncertainty regarding the issues identified during this Phase I ESA, the recommendations and the rationale for proposing such recommendations are provided in the following table:

Issue Identified	Recommendation	Rationale
Current and historical use of the Site property and the surrounding properties.	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells.	Evaluate potential for soil and/or groundwater impact.
Former USTs removed from Site	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells.	Evaluate potential for soil and/or groundwater impact.
Pooling chemicals, trench drains, acid and sulphite spills.	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells.	Evaluate potential for soil and/or groundwater impact.
Potential waste stream to storm sewer/creek	Complete a Phase II ESA, including borehole drilling, soil and groundwater sampling of monitoring wells, testing of storm water, sediment sampling and storm water temperature measurements.	Evaluate potential for soil and/or groundwater impact and potential impact to creek.
Potential ACMs	Conduct an asbestos survey of the Site buildings.	Potential ACMs were observed that were exposed and friable. Once ACMs are disturbed, asbestos fibres may become airborne and pose health concerns.
Water damaged building materials.	Remove and replace water damaged building materials as soon as possible. Investigate areas of known building material water damage to prevent further leakage in the future.	To eliminate exposure to the current occupants and potential for mould to grow.
Privately owned transformers onsite.	Further investigation regarding the onsite transformers should be conducted. Depending on the age of the transformers, PCB testing should be done on cooling oils within the transformers.	Best management practises
Mercury-containing thermostats, mercury-containing paints and lead-based paints are potentially present in the building.	If renovations or demolition of the building are planned, it is recommended that these materials be assessed and managed in accordance with applicable regulations and guidelines.	To eliminate exposure to the workers and potential impact to the soil and groundwater.

8. Qualifications of Assessor

The records review and Site visit for this assessment were conducted by Mr. Chris Friedmann, who has been trained in conducting Phase I ESAs in accordance with the CSA Standard. Chris Friedmann has conducted numerous Phase I ESAs for commercial/industrial/residential clients and government agencies and is routinely engaged in this field.

Jason Slidders is a Certified Engineering Technologist. Mr. Slidders has ten years of varied experience in the fields of geology, hydrogeology, materials testing, environmental assessments and remedial investigations. His experience includes conducting Phase I and II ESAs, site remediation and oversight of underground storage tank removals.

Trow Associates Inc. (founded in 1957) provides a full range of environmental services through a full-time Environmental Services Group. Trow's Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the Trow organization.

9. References

1. Canadian Standards Association Standard "*Z768-01 Phase I Environmental Site Assessment,*" dated November 2001.

2. *Occupational Health and Safety Act* - Ministry of Labour (MOL).

3. Ministry of Northern Development and Mines. *Quaternary Geology of Ontario, Southern Sheet*, Map 2556. 1991.

4. Ministry of Northern Development and Mines. *Bedrock Geology of Ontario, Southern Sheet*, Map 2544. 1991.

5. Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.

6. Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.

7. Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 2004.

10. Limitations

The information presented in this report is based on information provided by others and visual observations as identified herein. This type of limited investigation is designed to provide information to support an overall Phase I Environmental Site Assessment (ESA) of the current environmental conditions of the Site. Sampling and analysis of soils, groundwater, and other material was not carried out as part of this investigation. The findings cannot be extended to portions of the Site, which were unavailable for direct observation at the time of Trow's observations.

The role of the Site assessor is to document evidence of contamination and not to judge the acceptability of risks associated with contamination (Clause 0.2.7 of CSA Z768-01). To further reduce or eliminate uncertainty would require a Phase II investigation. It should be noted that some of the information and resultant conclusions of a Phase I are time sensitive.

Achieving the objectives stated in this report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

It should also be noted that current environmental guidelines and regulations are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

The conclusions and recommendations noted throughout this report reflect existing Site conditions with respect to the current environmental condition of the Site at the time of this assessment summary. Compliance of past owners with applicable environmental regulations was not within the scope of this Phase I ESA summary.

It is possible that unexpected environmental conditions may be encountered on the Site, which have not been explored within the scope of this Phase I ESA summary. Should such an event occur, Trow should be notified in order that we may determine if modifications to our conclusions are necessary.

This summary report has been prepared in accordance with accepted environmental study and/or engineering practices for a Phase I ESA (CSA Standard Z768-01). No other warranties, either expressed or implied, are made as to the professional services provided under the terms of the Phase I ESA and included in this summary report.

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We trust this summary report is satisfactory for your purposes. If you have any questions regarding our submission, please do not hesitate to contact this office.

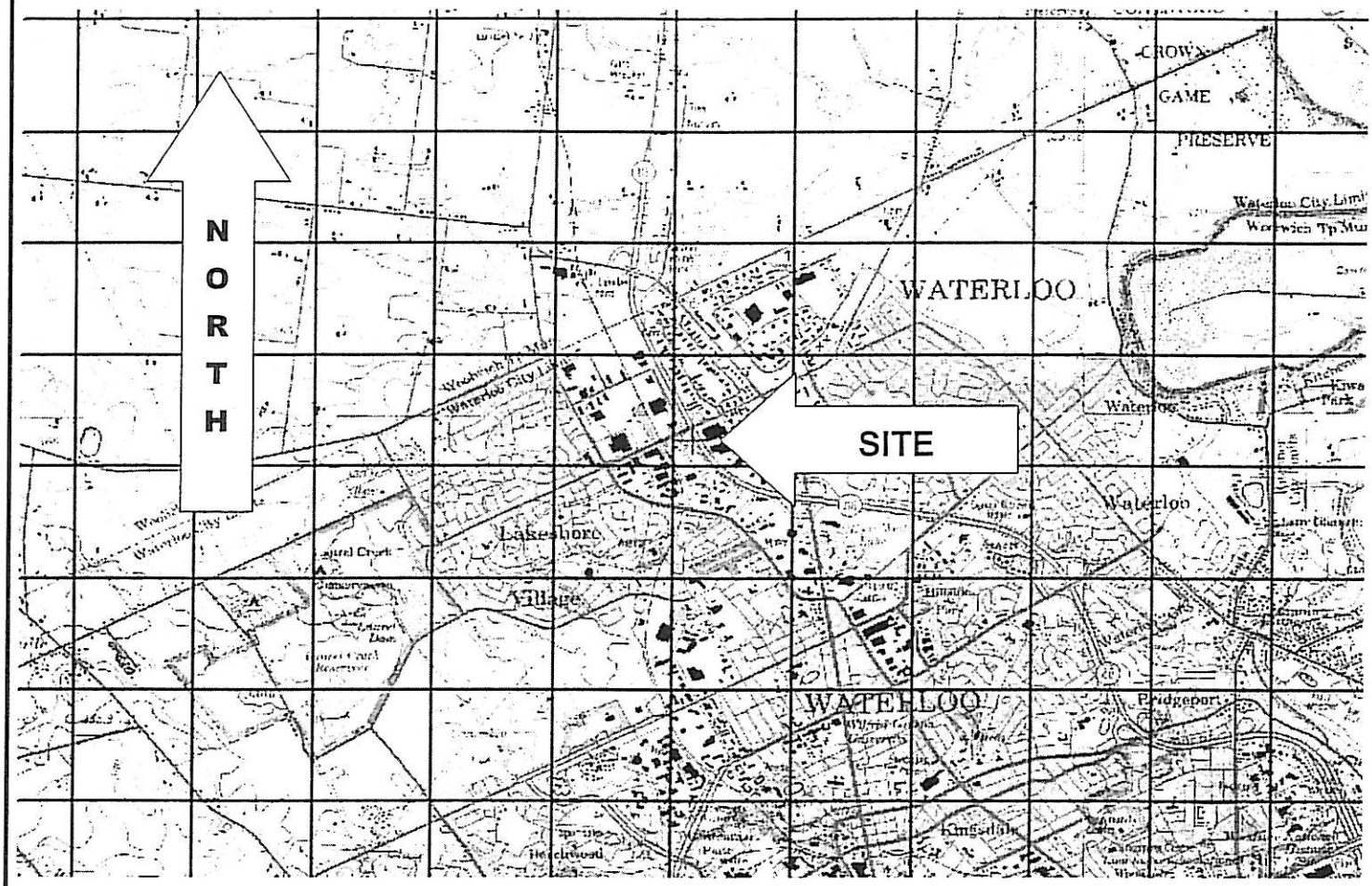
Trow Associates Inc.

for

Chris Friedmann, C.Tech.
Senior Environmental Scientist
Environmental Division

Jason Slidders, C.E.T.
Environmental Team Leader
Environmental Division

Distribution: (2) Mr. Tim Burt of Kraus Carpet Mills Ltd.



Reference: National Topographic System Map 040P07 (1990)
Scale = 1:10 000

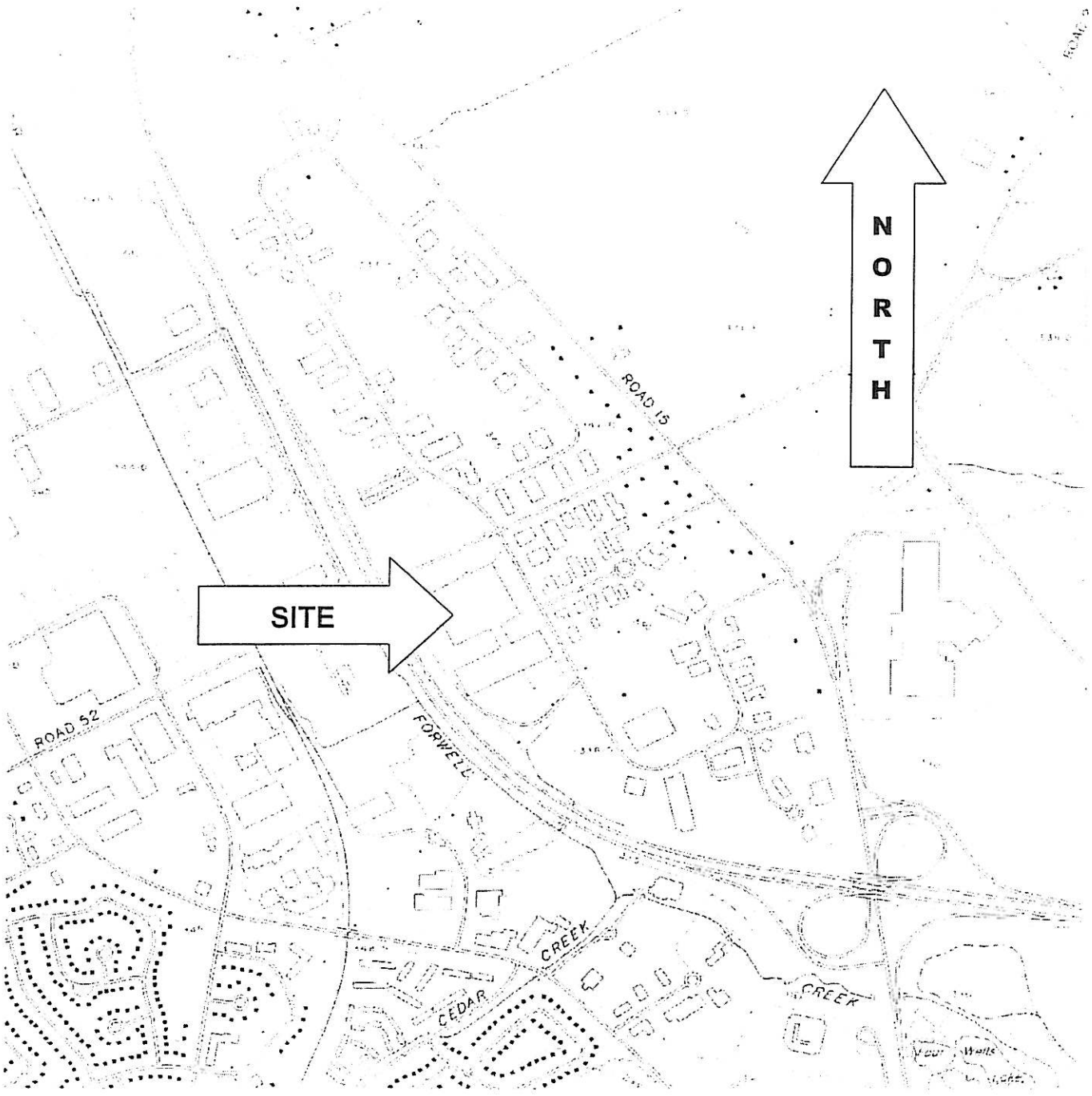
Trow

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Site Location Plan
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario
Project No. KWEN00281221A
Figure 1



Reference: Ontario Base Map (1982)
Scale = 1:10 000

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Local Topographic Map
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario
Project No. KWEN00281221A
Figure 2

Appendix B:
Site Photographs

SITE PHOTOGRAPHS

65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

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The Site is located at 65 Northfield Drive, Waterloo, Ontario.



There is an undeveloped area onsite south of Plant No. 2.



Conestoga Parkway is located west of the Site.



H.M. Scheifele Transformer Station (Waterloo North Hydro) is located east of the Site at 530 Conestogo Road West.



Northfield Drive is located north of the Site.



Outside storage of empty bulk storage containers onsite.

SITE PHOTOGRAPHS

65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

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Trash compactor located outside of Strudex Plant No. 2.



Mechanical pipe insulation in sample room of Kraus Carpets that is a potential ACM.



Storm culvert meets creek outside of northwest corner of Strudex Plant No. 2.



Steam rising from pipe in ground outside of Strudex Plant No. 2.



Area of driveway where former underground storage tanks were removed from, located west of boiler room.



Steam and hot water in floor drain in Strudex Plant No. 2.

SITE PHOTOGRAPHS

65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

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Storage of drums (mostly empty), sub-basement, Kraus Carpets.



Mechanical pipe insulation that is damaged in boiler room at Kraus Carpets.



Water softeners in boiler room of Kraus Carpets.



Boiler room in Kraus Carpets.



Staining on floor in boiler room.



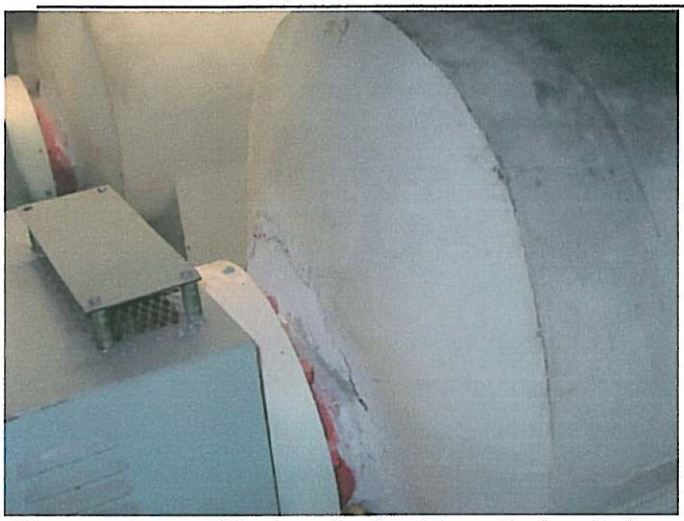
Fireproofing on columns in boiler room.

SITE PHOTOGRAPHS

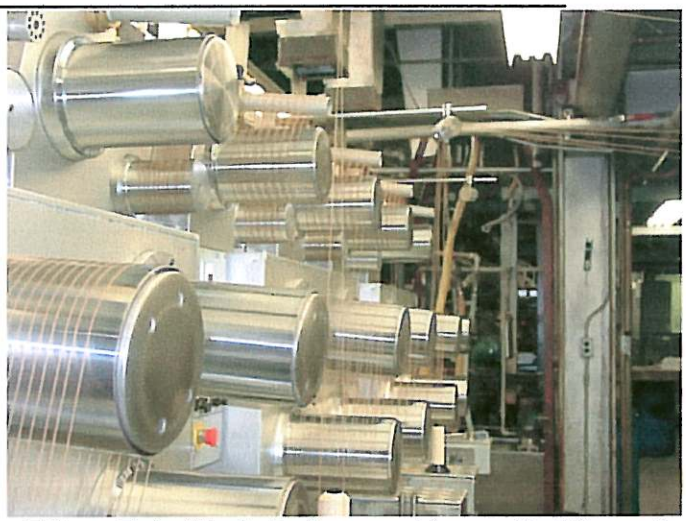
65 Northfield Drive, Waterloo, Ontario

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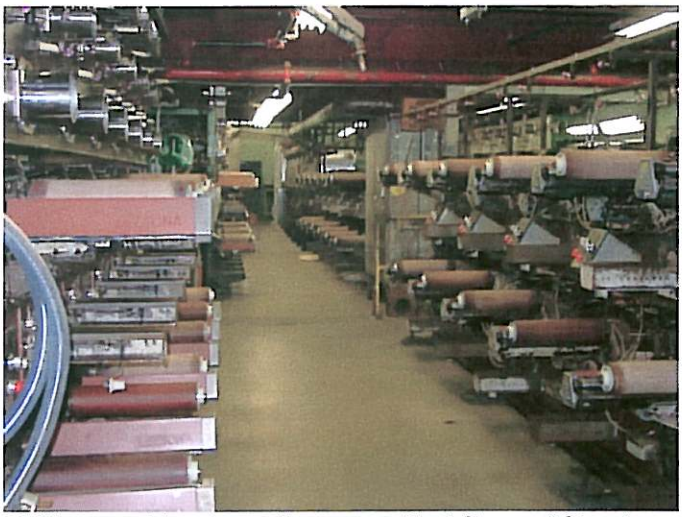
Trow



There are several boilers for heat transfer located on the second floor of Strudex.



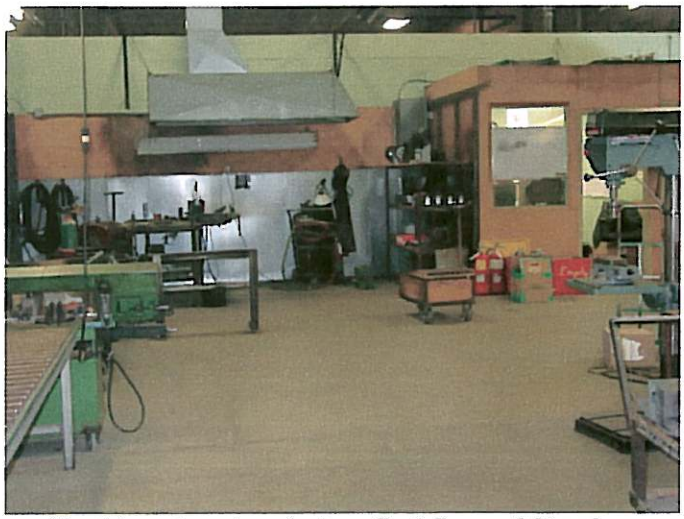
Filteco Retrofit of winding machine on first floor of Strudex.



Older machinery not in use on first floor of Strudex.



Warehousing of finished product from Strudex on stored on first floor.



Machine shop located on first floor of Strudex.



Bio Circle parts washer located in machine shop of Strudex located on first floor.

SITE PHOTOGRAPHS

65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

Trow



Fourth floor of Strudex, where pellets blown from silos into hoppers.



Extruder located in Strudex on third floor.



Mechanical pipe insulation that is a possible asbestos containing material (ACM) located on third floor of Strudex.



Quench bath located on third floor of Strudex.



Nitric acid bath located on third floor of Strudex.



Sediment tank, located on the second floor of Strudex.

SITE PHOTOGRAPHS

65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

Trow



Waste recovery area located on first floor of Strudex.



Hopper area located on fourth floor of Tower 2 in Strudex.



Extruders on third floor of Tower 2 in Strudex.



Pumps for heating oil, second floor of Tower 2 in Strudex.



Spin finish in bulk tank on first floor of Tower 2 in Strudex.



Staining on floor by Master Batch Pelletizer in basement of Strudex.

SITE PHOTOGRAPHS

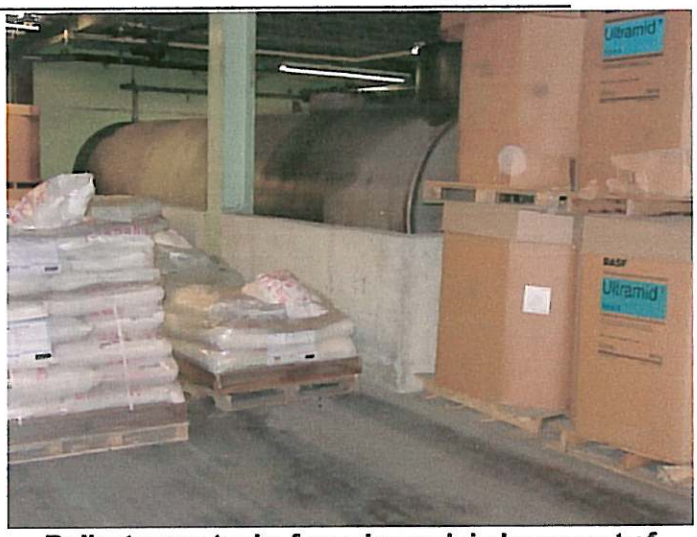
65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

Trow



Trench floor drains in basement of Strudex.



Bulk storage tanks for spin wash in basement of Strudex.



Bulk storage tanks for latex in Kraus Carpets.



Staining on floor in latex bulk tank area.



Dye on floor heading for trench drain in dye area of Kraus Carpets.



Liquid waste stream in holding tank under floor in dying are of Kraus Carpets.

SITE PHOTOGRAPHS

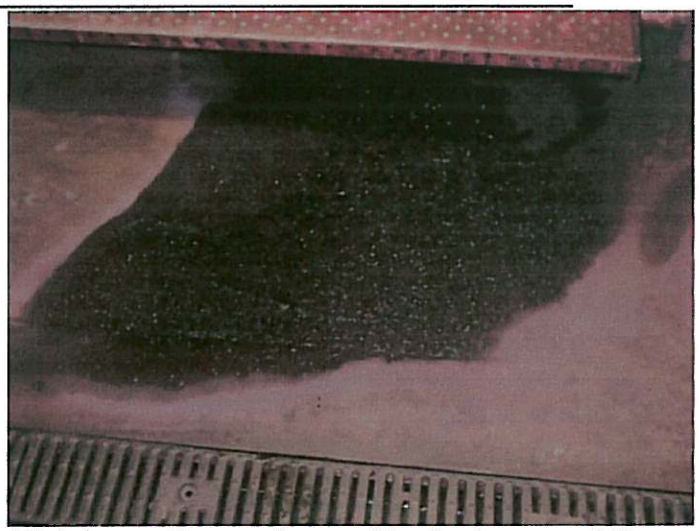
65 Northfield Drive, Waterloo, Ontario

KWEN00281221A

Trow



Liquid waste stream in concrete trench from drying area for carpet in Kraus Carpets.



Staining on floor under machine in dye area of Kraus Carpets.



Warehousing of carpet in Kraus Carpets.



Plant No. 2. Strudex.

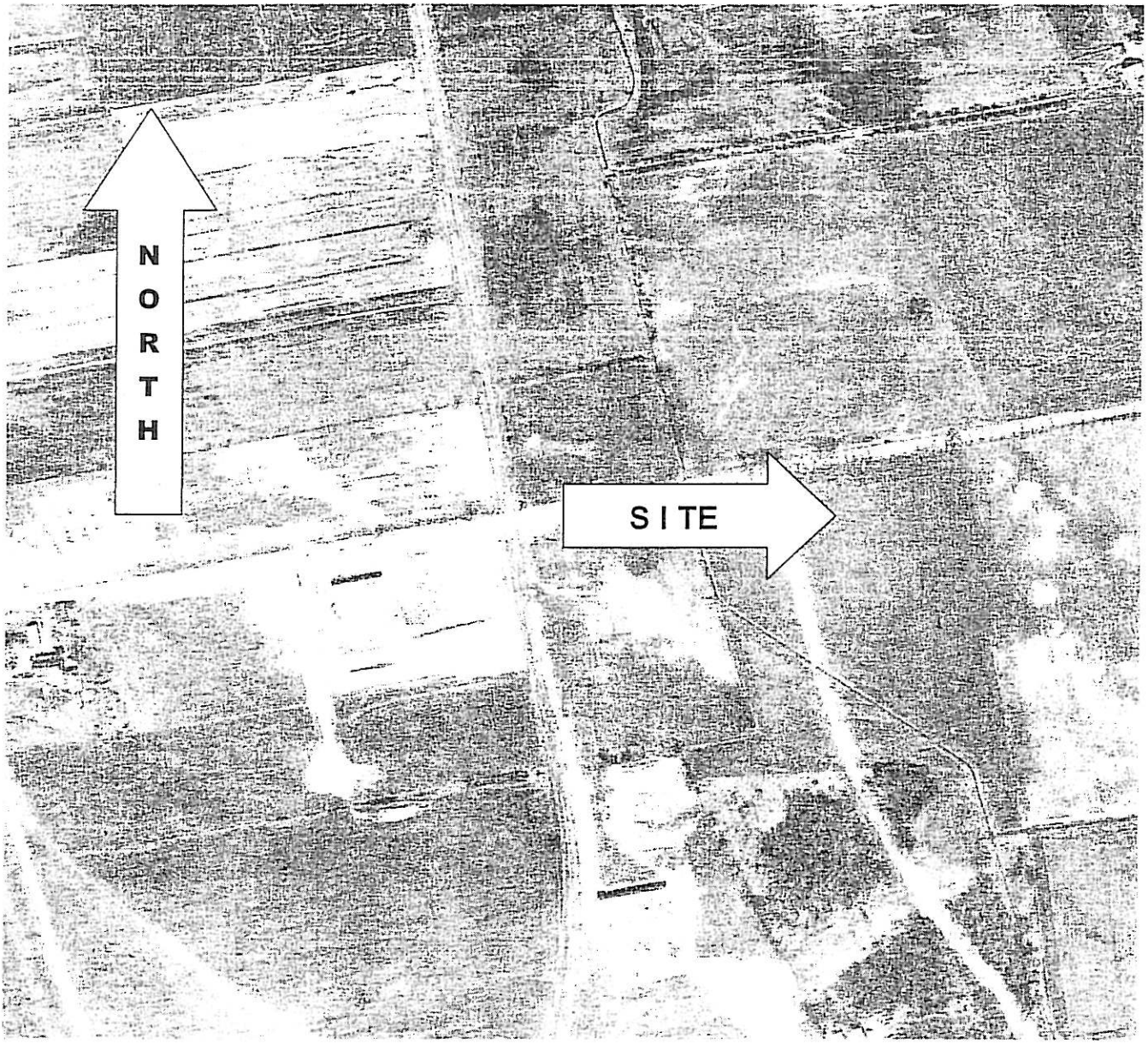


Twisting machines located in Strudex Plant No. 2.



Compressor room, Strudex Planr No. 2.

Appendix C:
Aerial Photographs



Trow

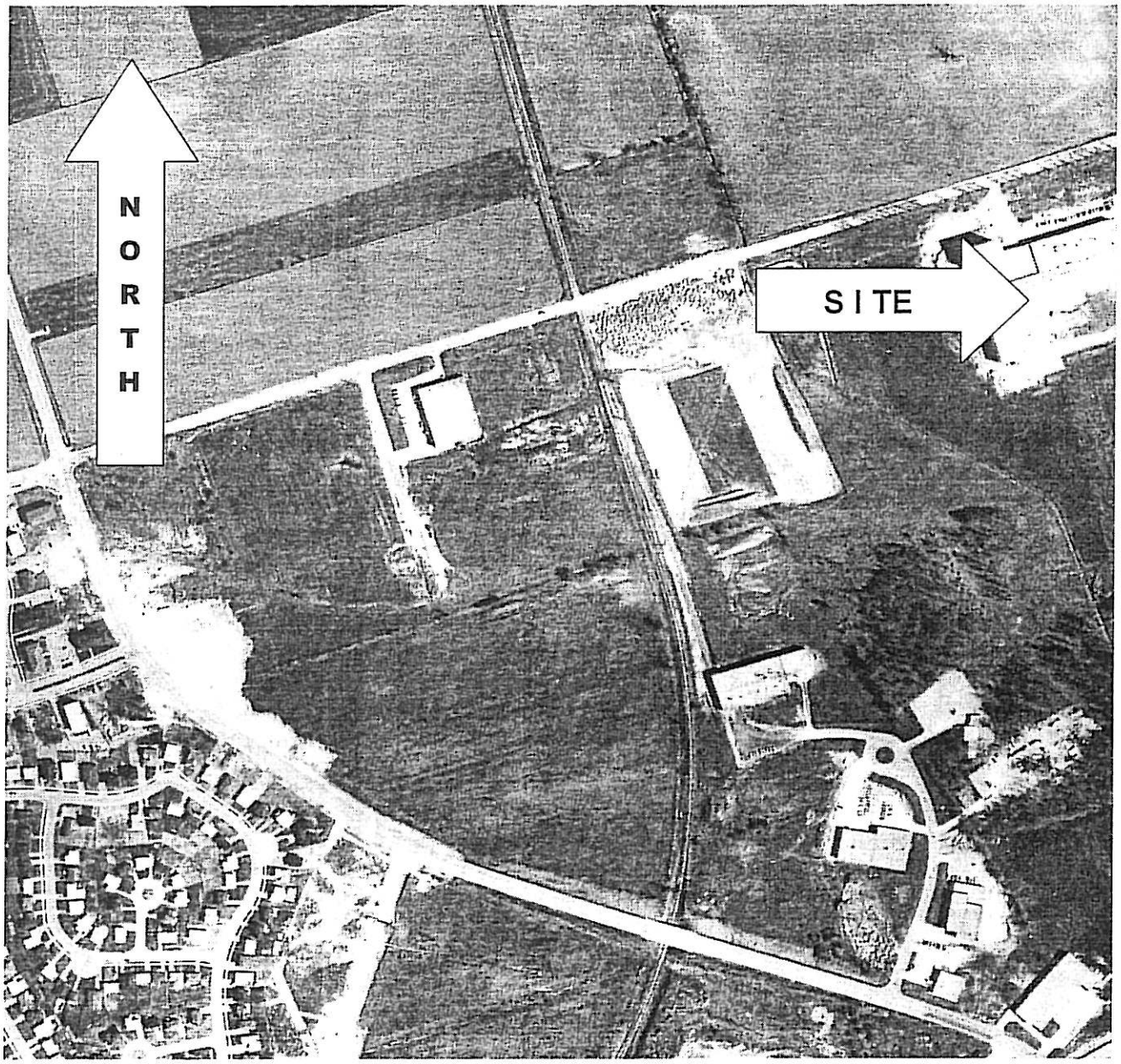
Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo - 1967
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A



Trow

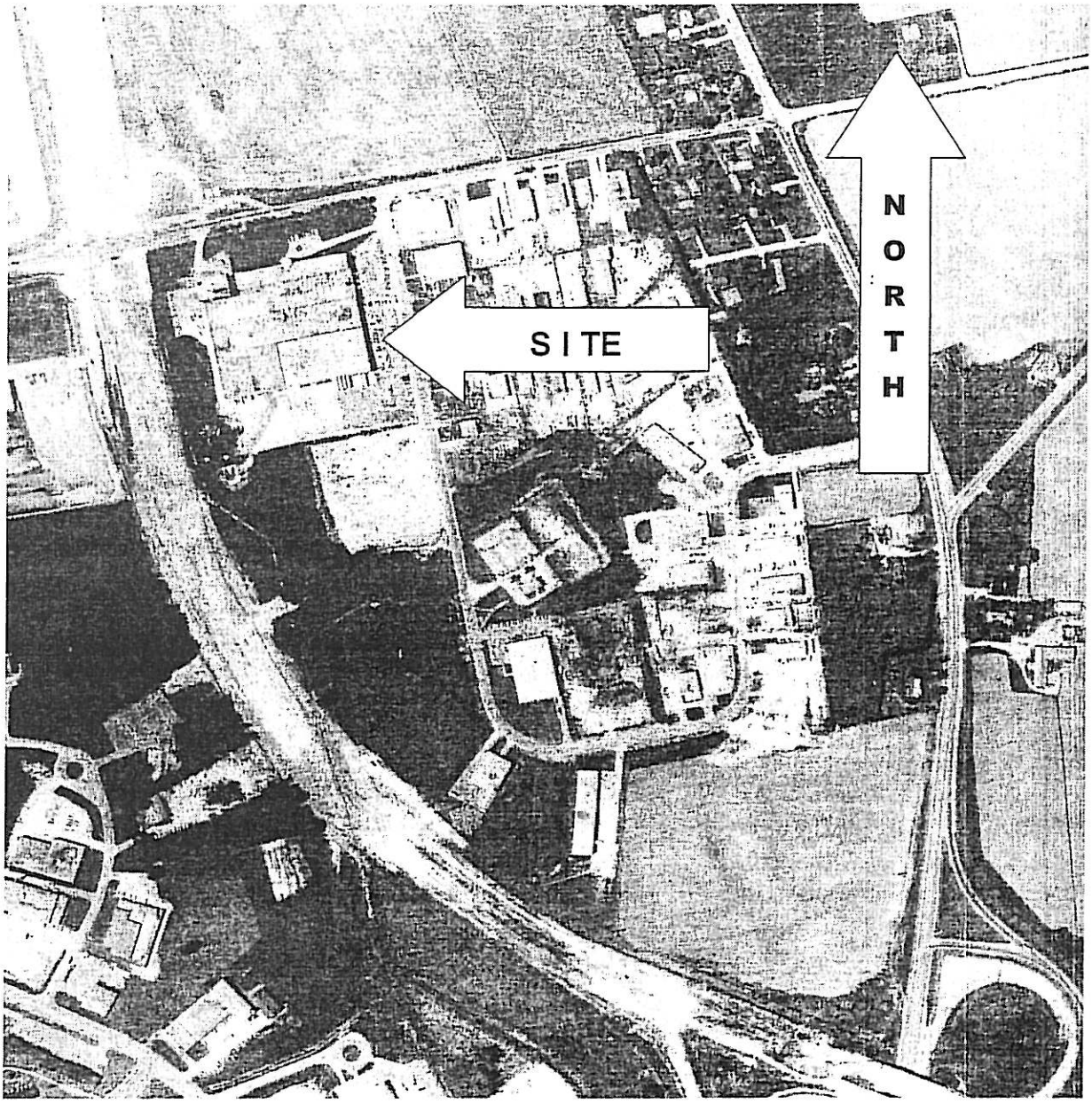
Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo - 1971
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A



Trow

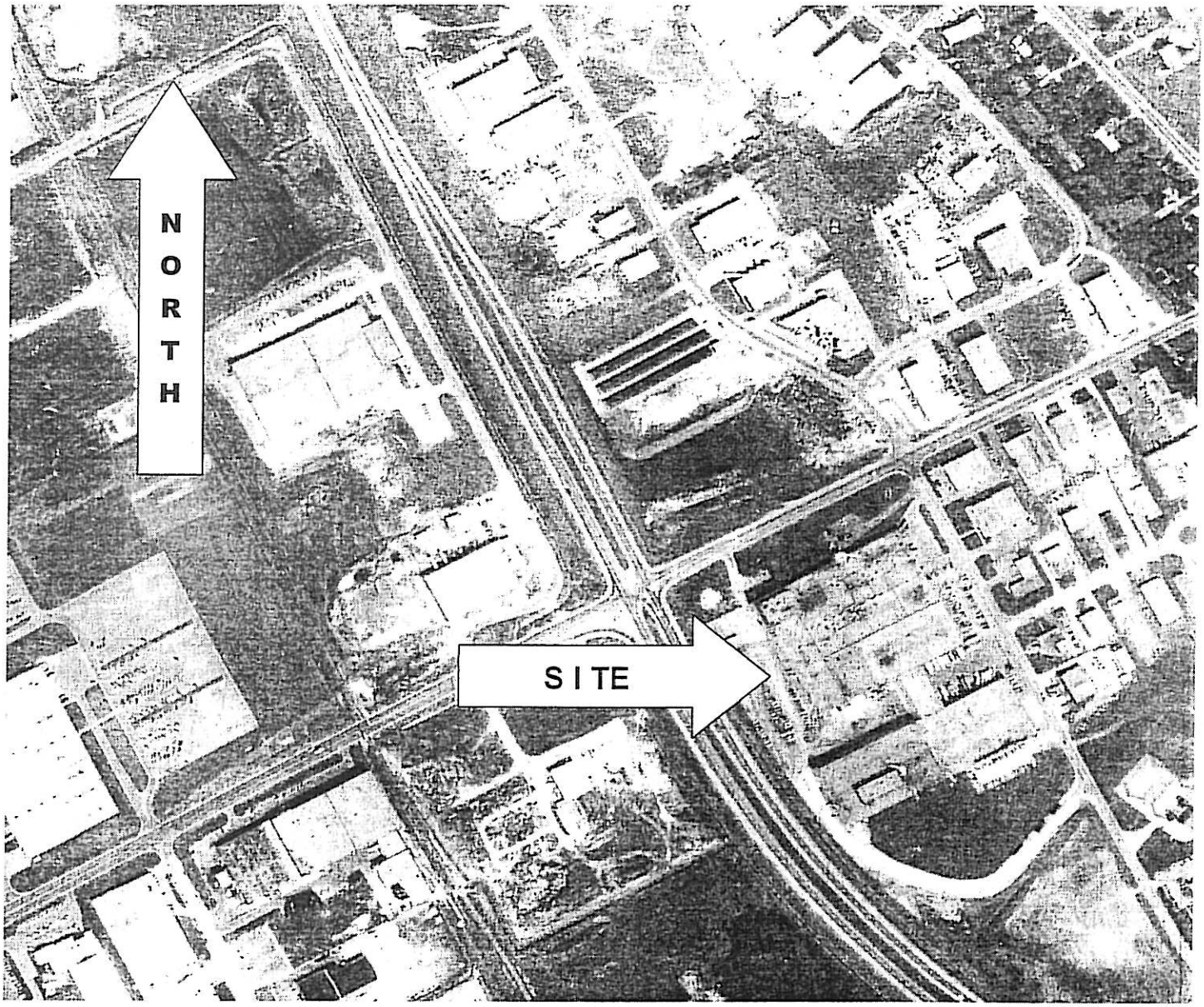
Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo - 1975
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A



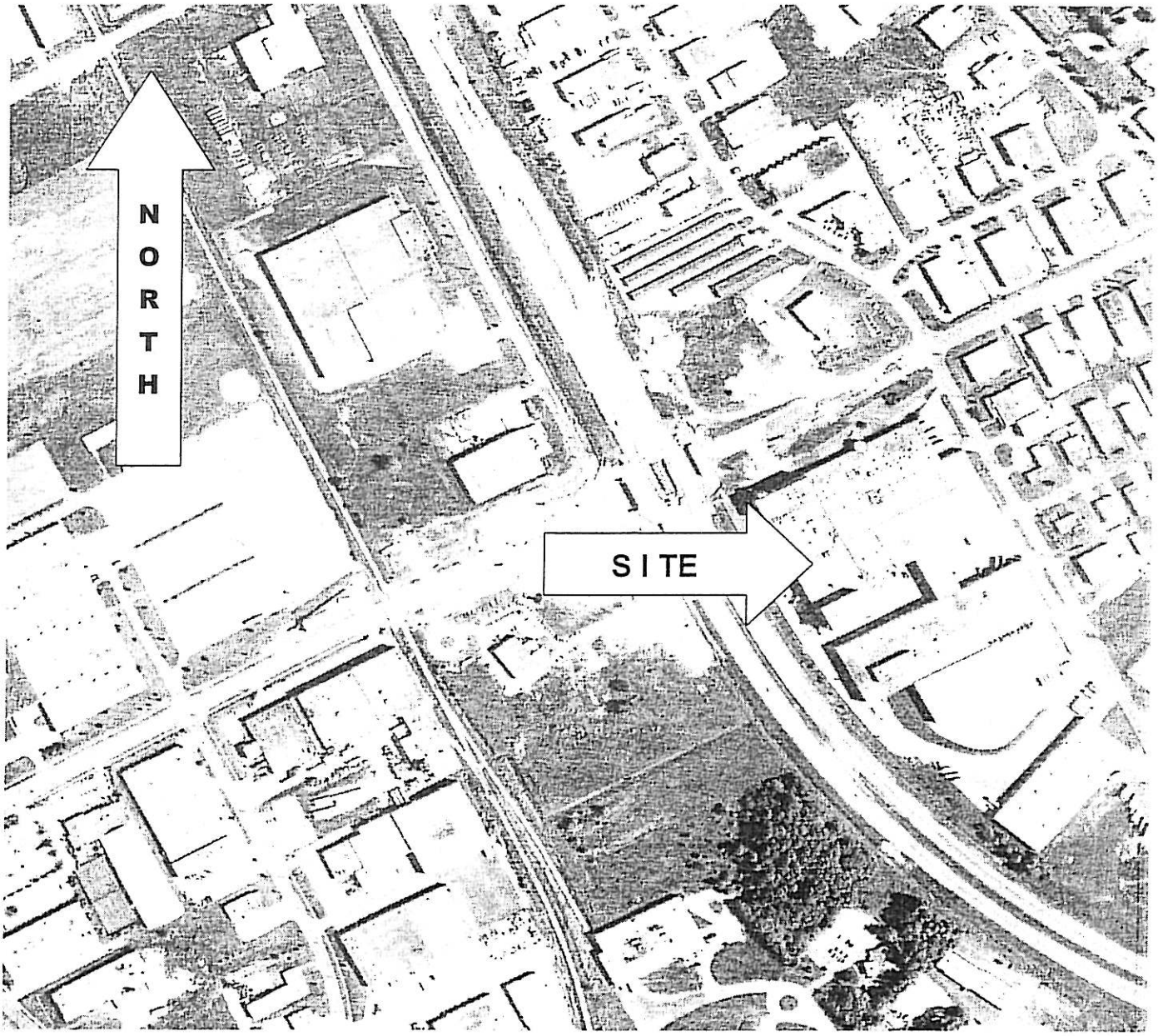
Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo - 1980
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A



Trow

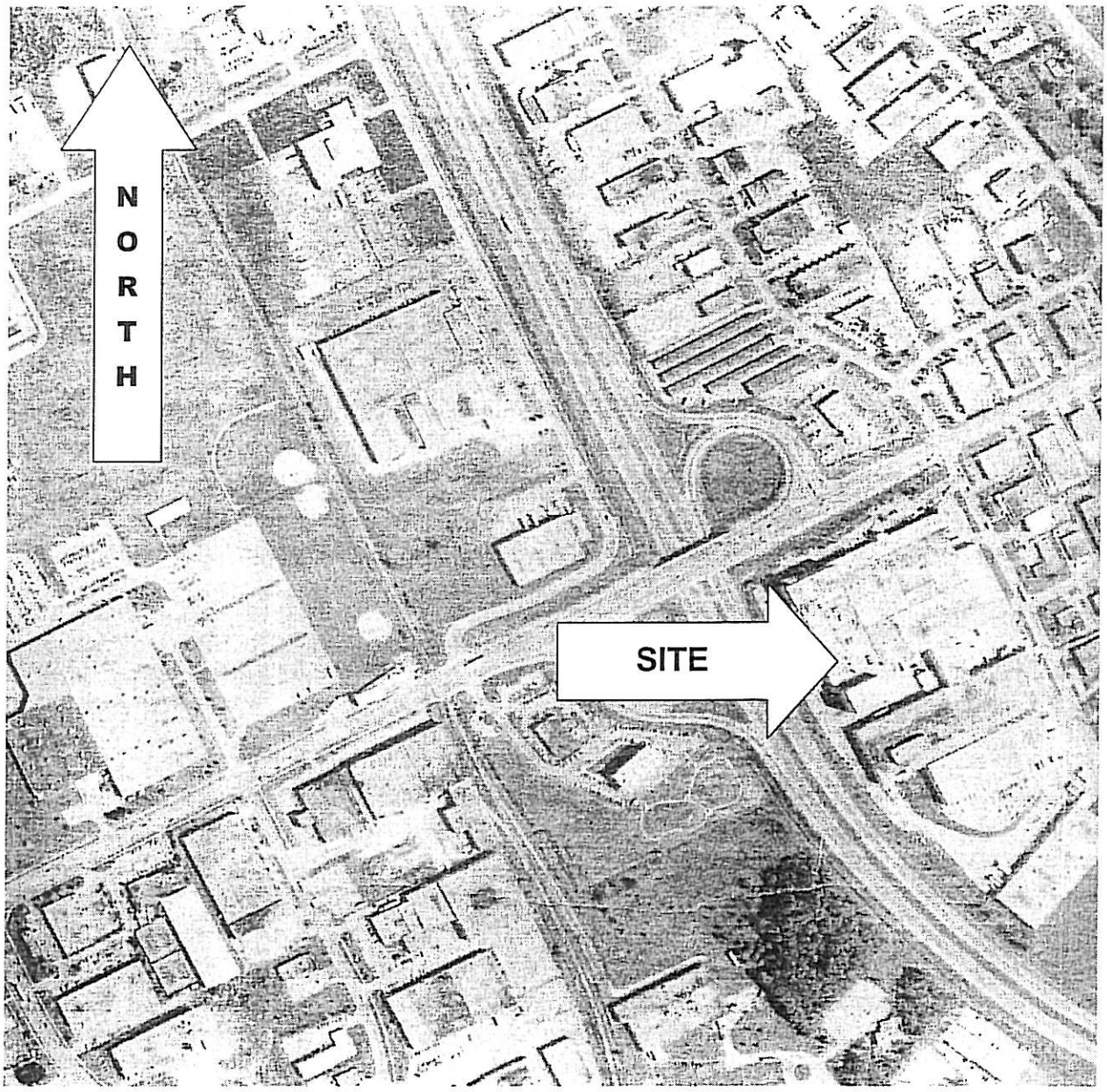
Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo - 1990
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A



Trow

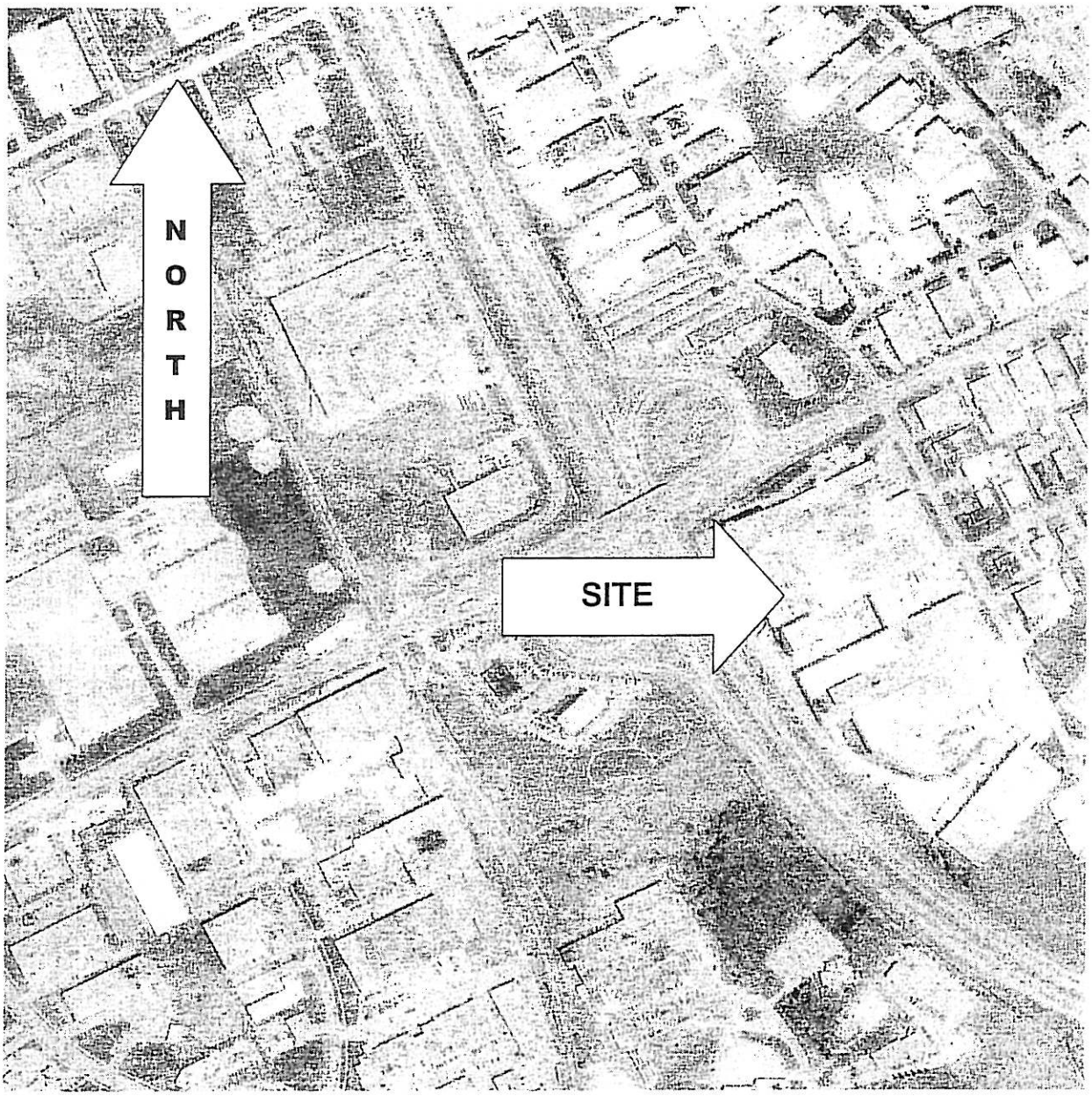
Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo -1995
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A



Trow

Trow Associates Inc.

Environmental Division
85 Edwin Street
Kitchener, Ontario
N2H 4N7

(519) 745-4676
Fax (519) 745-5145

Aerial Photo -2000
Phase I Environmental Site Assessment
65 Northfield Drive West
Waterloo, Ontario

Project No. KWEN00281221A

Appendix D:
Regulatory Documents

Ontario Ministry of Environment and Energy

Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4282.

Requester Data	For Ministry Use Only
Name, Company Name, Mailing Address and Email Address of Requestor TROW ASSOCIATES INC. 85 EDWIN STREET KITCHENER, ONTARIO N2H 4N7 *Email address	File Number / Date Request Received Fee Paid ☐ ACCT ☐ CHQ ☐ VISA/MC ☐ CASH
Telephone/Fax No. Tel 519-745-4676 Fax 519-745-5145	Your Project/Reference No. KWCN00281221A
Signature of Requestor	☐ CNR ☐ ER ☐ NCR ☐ SWR ☐ WCR ☐ SAC ☐ IE ☐ EAA ☐ EIR ☐ SWA

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)
65 North Field Drive West (Formerly 565 North Field drive)

Present Property Owner(s) and Address of Ownership
Kraus Carpet Mills Ltd. Waterloo, Ontario

Previous Property Owner(s) and Address of Ownership
Same

Present Property Tenant(s) (if applicable)

Search Parameters Files older than 2 years may require $20.00 retrieval cost. There's no guarantee that records responsive to your request will be located.	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	1986 to present
Orders	1986 to present
Spills	1986 to present
Investigations/prosecutions ➤ Owner AND tenant information must be provided	1986 to present
Waste Generator numbers/classes	1986 to present

Certificates of Approval ➤ Proponent information must be provided

1985 and older records are searched manually. Search fees in excess of $300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.

	SD	Specify Year(s) Requested
air - emissions		1986 to present
water - mains, treatment, ground level, combined & elevated storage, pumping stations, flood & coastal		1986 to present
sewers - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986 to present
waste water - industrial discharges		1986 to present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986 to present
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste		1986 to present
pesticides - licenses		

A $5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is $30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of $30.00.

PROPERTY OVERVIEW

THE CITY OF Waterloo

The attached Property Overview is being provided with the understanding that the City of Waterloo is not rendering a legal opinion or professional advice related to the content contained within the Property Overview, and the City of Waterloo is not liable in any manner whatsoever for the accuracy, completeness, effectiveness, provision, or use of this Property Overview by any person or party for any reason. This Property Overview is provided for discussion purposes only.

PROPERTY: 565 Conestogo Road West (65 Northfield Drive West)
Part of Lot 8, Reference Plan 58R-4092 Parts 2 and 5, German Company Tract
Assessment Role No.: 041 300 03800 0000

LOCATION: At the corner of Northfield Drive West and Conestogo Road West, adjacent to the Conestoga Parkway
13.52 acres

PRESENT OWNER: Kraus Carpets

BUILDING: Industrial Manufacturing

OFFICIAL PLAN:

Schedule 'A'	Industrial
Schedule 'A2'	Industrial 6 storeys
Schedule 'C'	Arterial Road (Northfield Drive)
Schedule 'G'	Northfield Drive – Minor Corridor
Info Map 1	Northfield Drive – Regional road to be widened – 30.480 metres

DISTRICT PLAN: The Conestoga District Plan has no policies; please refer to the Official Plan policies on Industrial land use.

ZONING BY-LAW: "Industrial 6 I-6", By-law No. 1418

Site Specific Provision 83-147: 1) No side yard setback is required
2) A minimum of 245 parking spaces are required on site

All development and uses of the property must comply with the Zoning By-law. A Letter of Compliance should be obtained to confirm the intended use is in compliance with the existing zoning.

SITE PLAN: Site Plan Control is applicable to non-residential development in the City of Waterloo. Upon receipt of a complete set of drawings (Site Plan and Landscape Plan) and the application fee (currently $2600.00), the Site Plan process typically takes 30 to 60 days. Development proposals are to conform to the City's Site Plan Design Guidelines and current site planning practices. Contact person: Bebe Khan (519) 747-8759.

SERVICING: Prior to new development, an analysis of servicing capacity is to be completed. Any cost to upgrade existing services and/or increase capacity will be borne by the property owner.

ACCESS: Modifications or new ingress and egress driveways to Conestogo Road West will require approval by the City of Waterloo.

BUILDING PERMIT: A building permit is required for any new building or alteration to an existing building on the property, unless determined otherwise by the City's Chief Building Official. Upon receipt of a complete set of drawings, site plan approval (if applicable) and payment of fees, to the satisfaction of the City's Chief Building Official, a decision on the building permit is typically provided in 15 or 20 days, depending on the applicable regulations under the Ontario Building Code Act. Please contact the City's Building Department regarding applicable fees at (519) 747-8712. For building construction information, please contact Beth Gallatly (519) 747-8795.

ISSUES:

a) **Places to Grow** – Conversion of employment lands is not supported.

b) **Bill 51** – Municipal Official Plan's Conversion of employment lands

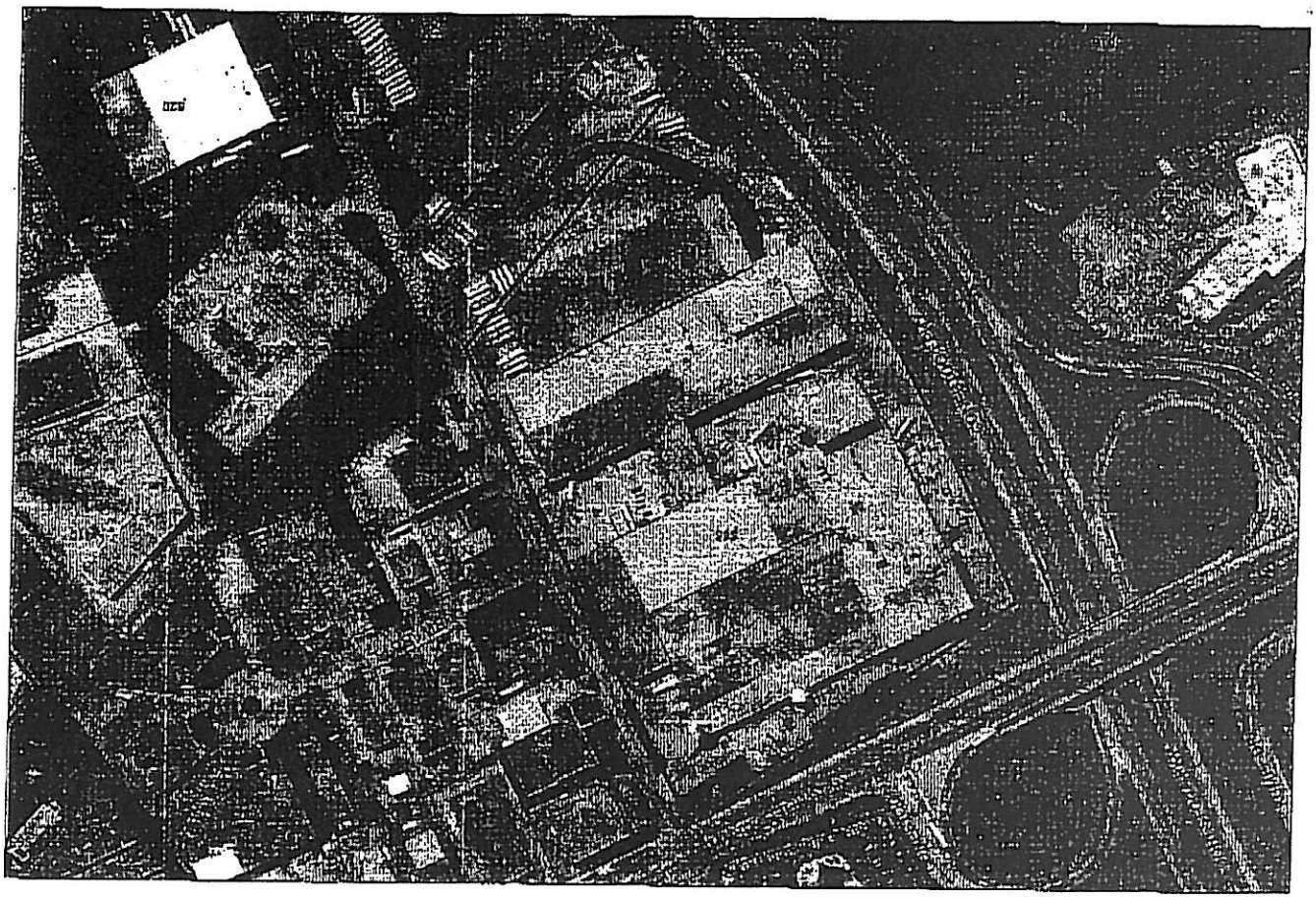
c) **Industrial Land Inventory** – General municipal direction that the lands should not be removed from our industrial land inventory.

d) **Record of Site Condition** – Please contact the Region to determine if a Record of Site Condition is required in case of contamination.

e) **Road Widenings** – The Region may require a road widening along Northfield Drive.

f) **Development Charges** – Development Charges are applicable in accordance with the City's Development Charge By-law.

The City reserves the right to amend the above as additional information becomes available. The above should not be considered an exhaustive list of considerations – planning and building considerations are dependent on the nature of the proposed development.



Section 20

"I"

20 INDUSTRIAL ZONE

20.1 No person shall erect, alter, enlarge or use any building or structure in whole or in part or use any land in whole or in part, within the Industrial Zone for any purpose other than one or more of the following uses:

By-Law No. 1505, S.12, O.M.B. Approval Dec. 14, 1961.
By-Law No. 2508, O.M.B. Approval March 30, 1967.
By-Law No. 2699, O.M.B. Approval Oct. 27, 1967.
By-Law No. 79-35, O.M.B. Approval July 26, 1979.

20.1.1

- automobile service stations
- animal hospital or veterinarian (but not to include animal runs)
- commercial offices
- commercial recreation (outdoor)
- commercial recreation
- commercial recreation (freestanding)
- communications facilities
- custom service shops
- dog obedience school (but not to include animal runs)
- dry cleaning and laundry plants
- industrial or construction equipment suppliers (rental or sales)
- laboratories
- lumber and building materials
- manufacturing, processing or assembly
- office supplies or office service establishment
- printing and/or publishing
- parking facility
- service and repair operations
- transportation service
- union or workers halls
- vehicle and equipment (auto, trucks, marine and all-terrain) sales, rental, service and repair
- warehousing and storage (no retail)
- wholesale outlet (no retail)

By-Law No. 79-35, O.M.B. Approval July 26, 1979.

20.1.2 More specifically, and notwithstanding the generality of paragraph 1 above, no person shall use any lands or erect, alter, enlarge or use any buildings or structures in whole or in part within the Industrial "I" Zone for any of the following uses:

- abattoir
- ammonia, bleaching powder or chlorine manufacturing
- asphalt, manufacturing or refining
- blood boiling, bone boiling, tripe boiling, tallow melting or soap boiling
- cement, gypsum, lime or plaster of paris manufacturing
- coal yards

- distillation of bones, coal or wood
- dehydrating plants
- extraction of oil from fish
- fats refining or rendering
- fertilizer manufacturing
- gelatin, glue or size manufacturing
- gravel crushing or a ready-mix concrete plant
- incineration or reduction of dead animals, garbage or offal
- linoleum or oil cloth manufacturing
- metal or ore reduction or smelting
- oil, shellac or turpentine manufacturing or refining
- petroleum, or coal oil refining
- salvage, scrap, junk or wrecking yards, dump or car pounds
- stockyards or the slaughter of animals, fish or fowl
- storage, transportation or manufacturing of explosives or fire works
- storage of tanning of hides or skins
- tar distillation, roofing or waterproofing manufacturing
- textile dying plants

By-Law No. 79-35, O.M.B. Approval July 26, 1979.

20.1.3 **Ancillary Uses**

20.1.3.1 Notwithstanding anything to the contrary, up to twenty-five percent (25%) of the building floor area occupied by any one of the uses permitted in paragraph 20.1 above (except for wholesaling and warehousing) may be permitted to be used for display and retail purposes.

20.1.3.2 Deleted By-law 05-151

20.2 Notwithstanding any other provision in this by-law more than one main building and an accessory building or accessory buildings shall be permitted on any lot in this zone.

By-Law No. 2118, S.1, O.M.B. Approval Dec. 3, 1964.

20.2.1 **Commercial Recreation (outdoor)**

The "Building Floor Area" for a "Commercial Recreation (outdoor)" use shall be deemed to be the area used for recreational purposes, which shall include related facilities such as rental or retail outlets, and lounge or seating areas, but shall not include parking areas, driveways, loading areas, sidewalks or landscaped areas.

20.2.1.2 The building floor area of a "Commercial Recreation (outdoor)" use shall be located a minimum of one hundred and fifty metres (150m) from any residential zone.

20.3 The following regulations shall apply to all uses in "I" Zone except automobile service stations.

By-Law No. 2160, S.8, O.M.B. Approval April 12, 1965.

20.3.1 **Lot Frontage**

Where municipal water and sanitary sewers exist there shall be a minimum lot frontage of thirty metres (30m).

20.3.2 **Yard Requirements and Height Regulations**

20.3.2.1 "Front Yard" - No building structure, or part thereof is permitted within ten-point-five metres (10.5m) of the street line.

20.3.2.2 "Side Yards" - There shall be a minimum side yard of six metres (6m) on both sides of the lot except as hereinafter provided. If the side yard line is a zone boundary the minimum shall be seven-point-five metres (7.5m) except where the zone boundary abuts the "LI" Zone. No structure or building shall be erected within six metres (6m) of the street line flankage on corner lots.

By-Law 76-39, O.M.B. Approval Nov. 14, 1977.

20.3.2.3 "Rear Yard" - There shall be a rear yard on each lot with a minimum average depth of seven-point-five metres (7.5m)

20.3.2.4 "***Low Rise Residential Area Yard*** Setback"– There shall be a minimum ***Low Rise Residential Area Yard*** Setback of ½ the height of the building and in no case less than 7.5 m. to any ***Lot Line Abutting*** a ***Low Rise Residential Area***.

20.3.2.4.1 Within the Low Rise Residential Area Yard Setback there shall be a minimum three metre (3.0 m) ***Landscaped Buffer*** adjacent to any ***Lot*** line ***Abutting*** a ***Low Rise Residential Area*** which shall be maintained in healthy condition and good repair by the owner.

20.3.2.4.2 The ***Landscaped Buffer*** shall be an average depth of 3.0 metres and at no point less than 1.5 metres.

20.3.2.4.3 The ***Landscaped Buffer*** shall contain plant materials that form a visual screen and are not less than 1.5 metres in height.

20.3.2.4.4 ***Buildings, Structures***, enclosures, parking areas, driveways, retaining walls and ***Impervious Areas*** shall be prohibited within the ***Landscaped Buffer***.

20.3.2.5 **Building Height**

20.3.2.5.1 Notwithstanding anything to the contrary, the maximum height in metres of any ***Building*** within the Industrial 'I' zone shall be defined as three (3) times the numerical suffix shown on the Zoning Map attached as Appendix "A" to the said By-law. Where no numerical suffix is provided, the maximum height of any ***Building*** shall be eighteen metres (18.0 m) and shall not exceed six (6) ***Storeys***.

20.3.2.5.2 Notwithstanding anything to the contrary, the number of ***Storeys*** within a ***Building*** shall not exceed the number of the numerical suffix.

20.3.2.5.3 Notwithstanding anything to the contrary, a roof may be permitted to exceed the maximum height requirement so long as it is not habitable room or ***Building Floor Area***.

20.3.3 **Parking Provisions**

20.3.3.1 The minimum parking requirement for single occupancy buildings and buildings which are not industrial malls, shall be as follows:

	Building Floor Area (b.f.a.)	Parking Requirement
20.3.3.1.1.1	For the first 1,000 square metres of b.f.a.	2.5 spaces for every 100 square metres of b.f.a.
20.3.3.1.1.2	For additional b.f.a. above 1,000 square metres but not more than 5,000 square metres	1.0 spaces for every 100 square metres of b.f.a.
20.3.3.1.1.3	For additional b.f.a. greater than 5,000 square metres	0.75 spaces for every 100 square metres of b.f.a.

20.3.3.1.2 For industrial malls, for each use there shall be a minimum of two and one-half (2.5) parking spaces for every one hundred square metres (100sq.m) of building floor area.

20.3.3.2 Notwithstanding 20.3.3.1 above, minimum parking for specific uses shall be provided as follows:

20.3.3.2.1	vehicle and equipment - sales, service & repairs	5 spaces per one (100) hundred square metres of building floor area
20.3.3.2.2	commercial recreation - (freestanding) commercial recreation (outdoor)	4.5 spaces per one (100) square metres of building floor area

20.3.4 **Off-Street Loading**

Section 8.10 of the General Provisions of this by-law shall apply.

20.3.5 In an Industrial Mall, where there are three and one-half (3.5) off-street parking spaces or more for every one hundred square metres (100sq.m) of building floor area the following uses are permitted:

20.3.5.1 All of the uses permitted in paragraph 20.1.1 above except:

- commercial recreation
- foundry
- lumber and building materials

20.3.5.1.1 Ambulance dispatch

20.3.5.1.2 Banks or trust companies

20.3.5.1.3 Catering services with ancillary restaurant

20.3.5.1.4 Coffee shops

20.3.5.1.5 Display and retail sales of hardware, home improvement materials and accessories.

20.3.5.1.6 Where the Industrial Mall is greater than five thousand square metres (5,000sq.m) in building area, one restaurant shall be permitted, provided said restaurant is no greater than fivehundred square metres (500sq.m) in building floorarea. Where the construction of the IndustrialMall is to be phased, and the ultimate approvedsize is five thousand square metres (5,000sq.m) ofbuilding floor area or greater, one restaurantshall be permitted provided the said restaurant occupies no greater than 10% of the building floorarea in the Industrial Mall and said Industrial Mall consists of two thousand five hundred square metres (2,500sq.m) of floor area or greater.

20.3.5.2 **Ancillary Uses**

Notwithstanding anything to the contrary, up to fifty percent (50%) of the building floor area occupied by any one use may be permitted to be used for display and retail purposes.

20.3.6 **Outdoor Storage**

No outdoor storage shall be permitted within the front yard and further no outdoor storage shall be permitted within a side or rear yard unless it is fenced and screened from view from the street.

20.3.7 As a condition of development or redevelopment of land or buildings within the areas zoned Industrial "I" the Council of The Corporation of the City of Waterloo may prohibit or require the provision, maintenance and us of the facilities and matters, or any of them, set out in Section 35a (2) of The Planning Act, or any amendments thereto, and may regulate the maintenance and use of such facilities and matters.

20.3.7.1 The facilities and matters required as referred to in paragraph 20.3.7 above shall be provided and maintained by the owner of the land at its sole risk and expense and to the satisfaction of the municipality, and in default thereof the provisions of Section 469 of the Municipal Act shall apply.

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20.3.7.2 The owner of the lands described herein shall enter into one or more agreements with The Corporation of the City of Waterloo dealing with the facilities and matters referred to in paragraph 20.3.7 above.

20.3.7.3 No building permit shall be issued in respect to the lands described herein until the plans referred to in paragraphs 11 & 12 of Section 35a (2) of The Planning Act have been approved by The Corporation of the City of Waterloo and until the agreement or agreements referred to in paragraph 20.3.7 above have been entered into.

20.4 **Regulations for Automobile Service Stations**

20.4.1 **Lot Size**

20.4.1.1 On corner lots the minimum frontage shall be forty-five metres (45.0m) and the minimum depth shall be forty-five metres (45.0m).

20.4.1.2 On lots, other than corner lots, the minimum frontage shall be forty-five (45.0m) metres and the minimum depth shall be thirty-five (35.0m) metres.

20.4.2 **Yard Requirements**

20.4.2.1 There shall be a minimum front yard of ten-point-five (10.5m) metres.

20.4.2.2 There shall be a minimum yard on each side of seven-point-five (7.5m) metres.

20.4.2.3 There shall be a minimum rear yard of seven-point-five (7.5m) metres.

20.4.3 **Service Pumps**

Service pumps shall not be located closer than three (3m) metres to any street line or within a radius of fifteen (15m) metres of the corner of intersecting streets.

20.4.4 **Storage Tanks**

Storage tanks shall not be placed closer than four-point-five (4.5m) metres to a street, side lot line and rear lot line.

20.4.5 **Entrances and Driveways**

20.4.5.1 No entrance or driveway shall exceed nine (9.0m) metres in width measured at the lot line.

20.4.5.2 No entrance or driveway shall be located closer than three (3.0m) metres to any side or rear lot line to be measured at the lot line.

20.4.5.3 No entrance or driveway shall be located closer than fifteen (15.0m) metres to the intersection of street lines on any corner lot.

20.4.5.4 The surface of all entrances, driveways, service areas, off-street parking and loading areas, if not paved shall be properly levelled, drained and treated to prevent the escape of dust.

20.4.6 **Lights and Signs**

20.4.6.1 Lights and signs shall be erected and maintained in such a manner as to avoid any confusion on the part of those using public highways with traffic control lights.

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20.4.6.2 Any lights used to illuminate the premises or a sign shall be so arranged that the light will deflect away from adjacent premises or streets.

20.4.6.3 Deleted by By-Law No. 76-92, S.2, O.M.B. Approval Sept. 14, 1976.

20.4.7 **Off-Street Parking**

20.4.7.1 There shall be provided behind the building line or lines four (4) parking spaces for each service bay. Each such parking space shall have a minimum size of three (3.0m) metres by six (6.0m) metres.

20.4.8 **Site Plans**

Before a building permit is issued for the erection of any building to be used as an automobile service station a site plan in triplicate, accurately drawn to scale, shall be submitted to the Building Inspector for the City of Waterloo. Such site plan shall show the entire area to be used for the automobile service station and shall include the following:

20.4.8.1 All existing and proposed buildings and structures, including the location of all service pumps, sign standards and storage tanks.

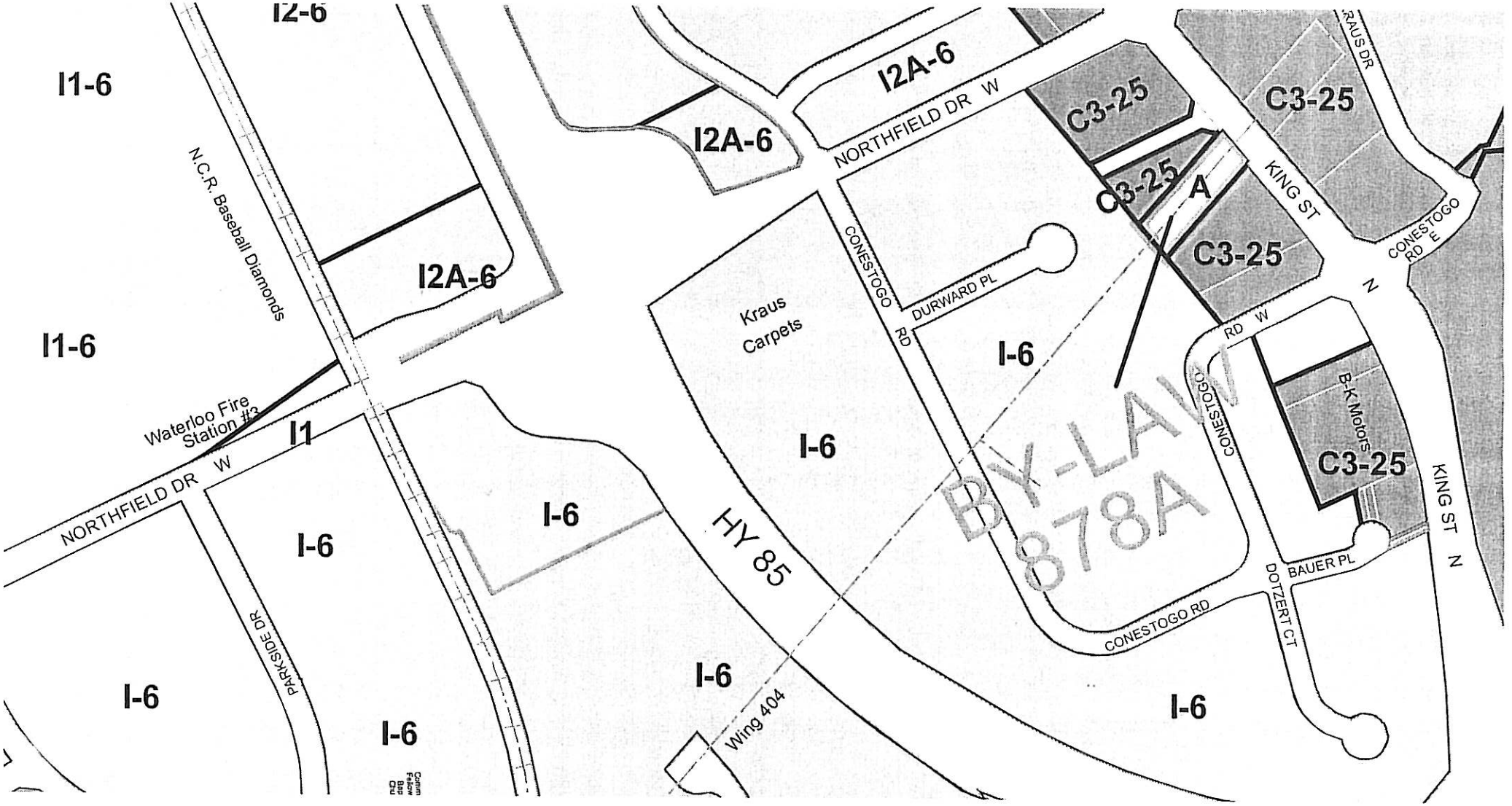
20.4.8.2 All existing and proposed off-street parking and loading space.

20.4.8.3 All existing and proposed entrances from and exits to the adjoining street or streets.

20.4.9 Deleted by By-Law No. 81-56.

21. Deleted by By-Law No. 85-101.

02/27/2007 12:04 FAX

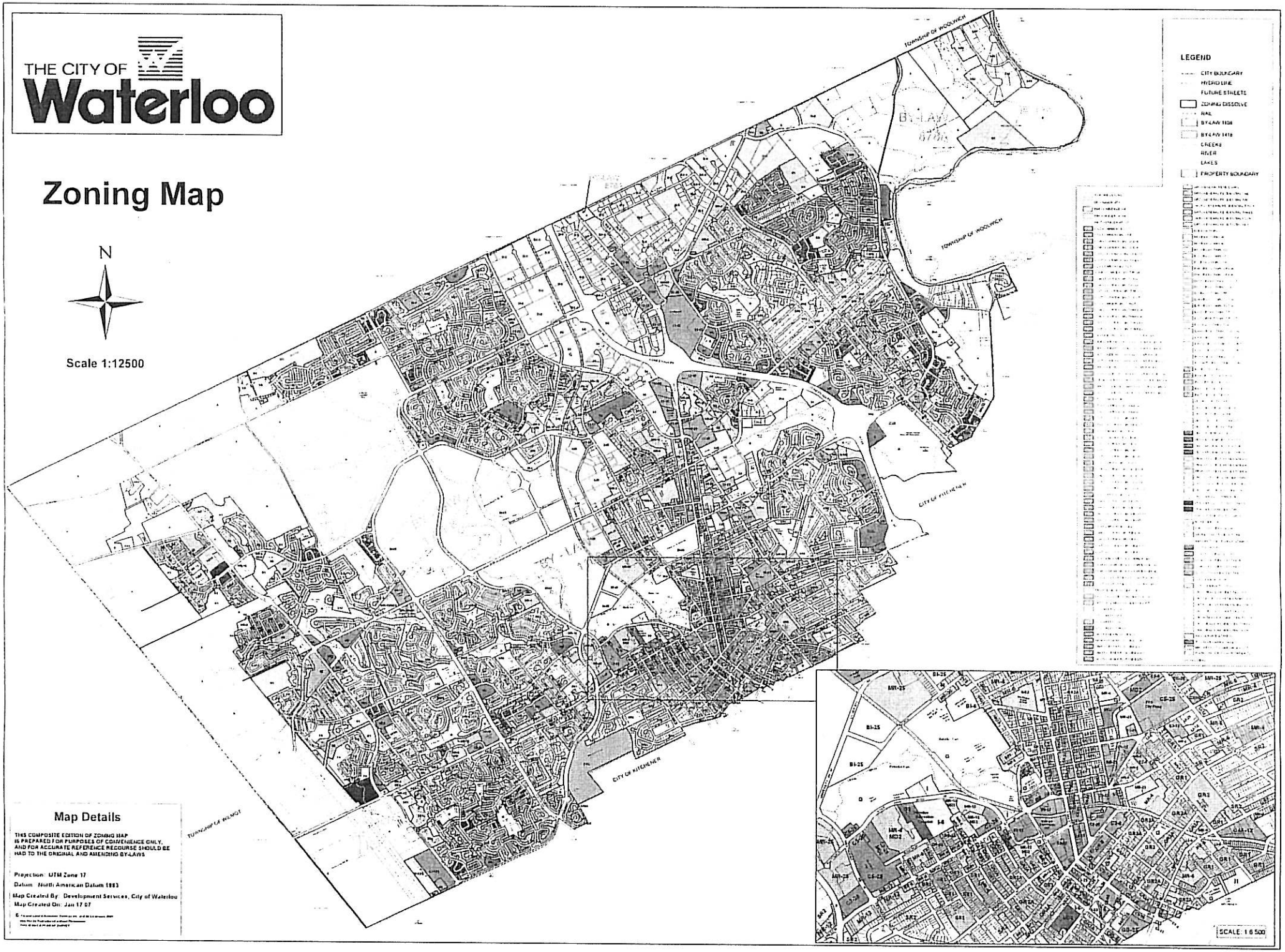

I2-6
I1-6
I2A-6
I2A-6
NORTHFIELD DR W
C3-25
C3-25
C3-25
A
C3-25
KING ST
KRAUS DR
CONESTOGO RD E
N.C.R. Baseball Diamonds
I2A-6
Kraus Carpets
CONESTOGO RD
DURWARD PL
I-6
I1-6
Waterloo Fire Station #3
I1
I-6
I-6
HY 85
I-6
I-6
I-6
I-6
PARKSIDE DR
Wing 404
CONESTOGO RD W
B-K Motors
C3-25
KING ST N
BAUER PL
DOTZERT CT
CONESTOGO RD
BY-LAW 878A

THE CITY OF Waterloo

Zoning Map

N

Scale 1:12500



Map Details

THIS COMPOSITE EDITION OF ZONING MAP IS PREPARED FOR PURPOSES OF CONVENIENCE ONLY, AND FOR ACCURATE REFERENCE RECOURSE SHOULD BE HAD TO THE ORIGINAL AND AMENDING BY-LAWS

Projection: UTM Zone 17

Datum: North American Datum 1983

Map Created By: Development Services, City of Waterloo

Map Created On: Jan 17 07

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Appendix E:
Questionnaire

STANDARD PHASE I ESA QUESTIONNAIRE

Project #:	Date:
Owner: STRUDED FIBRES LTD	Occupant:
Address: 65, NORTHFIELD DR. WEST, WATERLOO, ON -N2J 4J4	
Property Description and Size:	

1. Has the property or an adjacent property currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Owner			Occupants			Observed During Site Visit	
(Yes)	No	Unknown	Yes	No	Unknown	Yes	No

NOTES:

→ site and surrounding area are part of an industrial area, with many varied uses.

2. Are, or have there been in the past, the property or any of the adjacent properties used for industries/activities/storage/related activities of: chemicals; electrical equipment; metal smelting, processing; finishing; mining; milling; petroleum and natural gas drilling/production/ processing/retailing and distribution (including gasoline station); transportation; junkyard; waste disposal/landfill/waste treatment or processing; recycling; wood and pulp and paper products; appliance equipment or engine repair/reconditioning/salvage; ash deposit from boilers or other thermal facilities; asphalt tar manufacturer; coal gasification; medical/chemical/radiological or biological labs; rifle or pistol firing ranges; road salt storage facilities; dry cleaning; sites which have been or likely have been contaminated by substances migrating from other properties; commercial printing facility; and photo developing laboratory? If applicable, identify which.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	No

NOTES:

→ automotive repair shop located east of site

→ machine shops east of site

→ industrial use onsite for 30 years

CFL

3. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes (No) Unknown	Yes No Unknown	Yes No

NOTES: → drums of chemicals stored in the basement
→ bulk storage of chemicals in the basement & in production areas

4. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes (No) Unknown	Yes No Unknown	Yes No

NOTES:
→ bulk storage tanks (ASTs) in basement, in production areas, barrels in basement, empty bulk containers outside of building

5 Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes (No) Unknown	Yes No Unknown	Yes (No)

NOTES:

6 Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes (No) Unknown	Yes No Unknown	Yes (No)

NOTES:

7 Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Owner	Occupants	Observed During Site Visit
Yes (No) Unknown	Yes No Unknown	Yes (No)

NOTES:

SPR

8 Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	(Yes)	No

NOTES:
→ asphalt area near boiler room observed to be cut and patched in area reported to formerly have 2 USTs for heating oil. Piping still present through boiler room wall.

9 Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:
→ vent pipes for other purposes observed, not for USTs.

10 Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

11a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:
→ private well onsite, no evidence or knowledge of contaminants

SPL

11b. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

→ not that we are aware of (Trow)

12. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

→ not that we are aware of (Trow)

13. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	(Yes)	No

NOTES:

→ many chemicals onsite used in production of yarns and carpet.

→ WHIMIS binders (several) full of products in use onsite.

14. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

15. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

16. Are you ware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

17a. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

17b. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	(Yes)	No

NOTES:

→ industrial waste stream goes into sanitary sewer system after treatment to adjust temperature, pH and remove Lint.

SR

18. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	(No)

NOTES:

19. Is there, or been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	(No)	Unknown	Yes	No	Unknown	Yes	No

NOTES:

→ Trow is not aware of records indicating PCBs, however private transformers do exist onsite.

Date Prepared: FEB 26, 2007

Signature of Assessor: [signature] Chris Friedman

Name of Assessor: SOMASUNDARAM RAVISHANKAR Chris Friedmann (Trow)

Signature of Occupant/Employee: ----------

Name of Occupant/Employee: ----------

Signature of Owner: ----------

Name of Owner: ----------

Trow

STANDARD PHASE I ESA QUESTIONNAIRE

Project #:	Date:
Owner: KRAUS CARPET MILLS LTD	Occupant:
Address: 65 NORTHFIELD DRIVE W., WATERLOO, ON N2J 4G4	
Property Description and Size:	

1. Has the property or an adjacent property currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	(Yes)	No	Unknown	(Yes)	No

NOTES: Moving company

→ site and surrounding area are part of an industrial area, with many varied uses.

2. Are, or have there been in the past, the property or any of the adjacent properties used for industries/activities/storage/related activities of: chemicals; electrical equipment; metal smelting, processing; finishing; mining; milling; petroleum and natural gas drilling/production/ processing/retailing and distribution (including gasoline station); transportation; junkyard; waste disposal/landfill/waste treatment or processing; recycling; wood and pulp and paper products; appliance equipment or engine repair/reconditioning/salvage; ash deposit from boilers or other thermal facilities; asphalt tar manufacturer; coal gasification; medical/chemical/radiological or biological labs; rifle or pistol firing ranges; road salt storage facilities; dry cleaning; sites which have been or likely have been contaminated by substances migrating from other properties; commercial printing facility; and photo developing laboratory? If applicable, identify which.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	(Yes)	No

NOTES:

→ automotive repair shop located east of site
→ machine shops east of site
→ industrial use on site for 30 years.

KRAUS

3. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	(Yes)	No	Unknown	(Yes)	No

NOTES: P.C.B. in old TRANSFORMER
→ drums of chemicals stored in basement, bulk storage tanks in production areas onsite + in the basement

4. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	No

NOTES: → bulk storage tanks (ASTs) in the basement, in production areas, barrels in basement, empty bulk containers outside of building

5 Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:

6 Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:

7 Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:

KGLAWS

8 Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	(Yes)	No	Unknown	(Yes)	No

NOTES: OIL TANKS FOR BOILERROOM, NEXT TO BOILERROOM UNDERGROUND
→ former USTs for heating oil were removed approx. 10 years ago, piping still goes through boiler room wall.

9 Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:
→ vent pipes for other purposes observed, not for USTs.

10 Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:

11a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:
→ private well onsite, no evidence or knowledge of contaminants

KRAUS

11b. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:

→ not that we are aware of (Trow)

12. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	(No)	Unknown	Yes	(No)

NOTES:

→ not that we are aware of (Trow)

13. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	(No)	Unknown	(Yes)	No

NOTES:

→ many chemicals onsite used in production of yarns and carpet.
→ WHMIS binders (several) full of products in use onsite

14. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	(No)	Unknown	Yes	(No)

NOTES:

IKRAU

15. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	(No)	Unknown	Yes	(No)

NOTES:

16. Are you ware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	(No)	Unknown	Yes	(No)

NOTES:

17a. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	(No)	Unknown	Yes	(No)

NOTES:

17b. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	(Yes)	No	Unknown	(Yes)	No

NOTES: INDUSTRIAL WASTE STREAM GOES TO SANITARY SYSTEM.

→ Industrial waste stream goes to sanitary sewer system after treatment to adjust temperature, pH & remove lint.

ICURANS

18. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	Yes	No	(Unknown)	Yes	(No)

NOTES:

19. Is there, or been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Owner			Occupants			Observed During Site Visit	
Yes	No	Unknown	(Yes)	No	Unknown	Yes	No

NOTES: STRUDEX TRANSFORMER, REMOVED BY KEN JOHN.

→ Trow is not aware of records indicating PCBs, however private transformer do exist onsite.

Date Prepared: March 7/07

Signature of Assessor: Chris Friedmann

Name of Assessor: Chris Friedmann (Trow)

Signature of Occupant/Employee: ----------

Name of Occupant/Employee: Joop Heppenstrijdt

Signature of Owner: ----------

Name of Owner: ----------

Appendix F:
Title Search

ECO LOG
Environmental Risk Information Service

12 Concorde Place, Suite 800
Toronto, Ontario, M3C 4J2
Phone: (416) 510-5204
Fax: (416) 510-5133
Toll Free: 1-877-512-5204
www.ecologeris.com

February 19, 2007

Christopher Friedmann
Trow Associates Inc.
85 Edwin Street
Kitchener, ON
N2H 4N7

Dear Christopher Friedmann:

Re: Land Title Search

Enclosed is information pertaining to the site "Kraus Carpets", located at 65 Northfield Drive West, in Waterloo, ON.

The enclosed title information was obtained from the applicable Land Registry Office through access to the electronic Land Titles system. If required, additional historical titles can be obtained through a search of the hardcopy registry books.

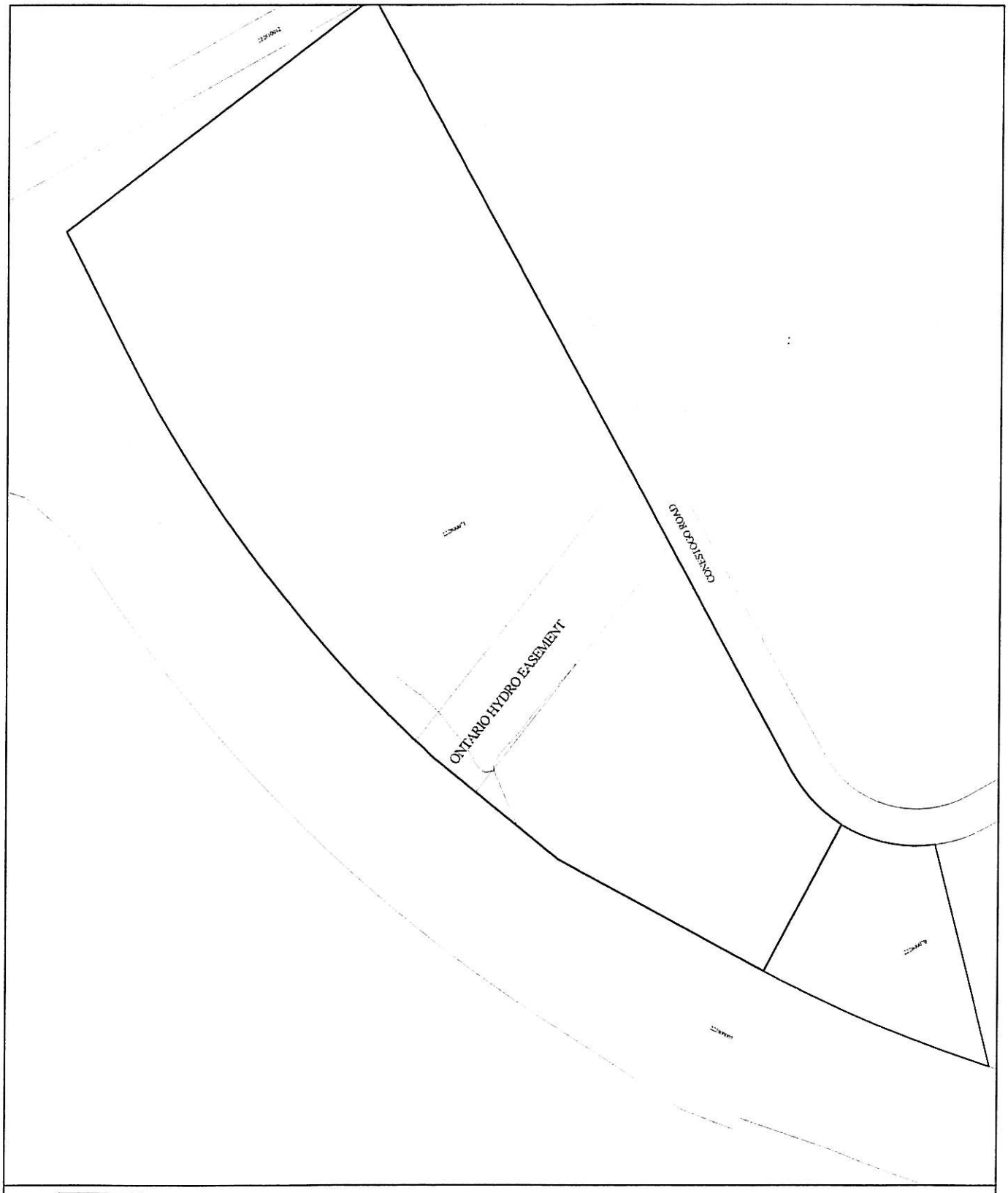
For the information enclosed, a charge of $56Cdn will be included on the relevant ERIS invoice.

If you have any questions regarding the enclosed information, please do not hesitate to contact me at the number below.

Sincerely,

KS Edmond

Kathryn Shaw-Edmond
(416) 510-5204 ext.3



TERANET Teraview

0 30 60 90 120 150 180 metres

N
W E
S

Feb 19, 2007

Protected by Copyright. May not be reproduced without permission. This map was compiled using plans and documents recorded in the Land Registry System and has been prepared for property indexing purposes only. This is not a Plan of Survey. For actual dimensions of property boundaries, see recorded plans and documents.

Teranet Customer Service Centre: 1-800-208-5263 (Toronto: 416-360-1190)

Ontario

Ministry of Government Services

LAND REGISTRY OFFICE #58

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

22280-0071 (LT)

PREPARED FOR kshaw001
ON 2007/02/19 AT 16:38:18

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 8 GERMAN COMPANY TRACT TWP OF WATERLOO , PT 1, 2, 3, 4, 5 & 6, 58R4092; S/T 369437, 465123E, B45015; WATERLOO

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN 771172.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 22280-0215

PIN CREATION DATE:
2002/10/21

OWNERS' NAMES
STRUDEX FIBRES LIMITED

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2002/10/21 **						
B45015	1951/07/19	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
369437	1968/04/05	TRANSFER EASEMENT			THE PUBLIC UTILITIES COMMISSION OF THE CITY OF WATERLOO	C
Z373176	1968/06/03	REST COV APL ANNEX				C
WDR200	1969/08/08	PLAN REFERENCE				C
Z411919	1969/10/31	REST COV APL ANNEX				C
E465123	1972/03/16	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF WATERLOO	C
Z465123	1972/03/16	REST COV APL ANNEX				C
58R1662	1976/06/16	PLAN REFERENCE				C
571904	1976/06/21	RELEASE				C
REMARKS: 373176, 411919, 465123						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
573710	1976/07/14	DEBENTURE	$7,000,000		THE MERCANTILE BANK OF CANADA	C
660369	1979/07/05	DEBENTURE	$18,000,000		THE MERCANTILE BANK OF CANADA	C
58R4092	1983/10/13	PLAN REFERENCE				C
767172	1983/11/02	AGREEMENT			THE CORPORATION OF THE CITY OF WATERLOO	C
771154	1983/12/28	TRANSFER	$2		STRUDEX FIBRES LIMITED	C
771172	1983/12/29	TRANSFER	$2		STRUDEX FIBRES LIMITED	C
870822	1986/10/08	CHARGE	$5,000,000		BARCLAYS BANK OF CANADA	C
870823	1986/10/08	POSTPONEMENT				C
	REMARKS: 660369, 870822					
870824	1986/10/08	POSTPONEMENT				C
	REMARKS: 573710, 870822					
58R5907	1987/10/13	PLAN REFERENCE				C
1027750	1990/02/08	TRANSFER			STRUDEX FIBRES LIMITED	C
1234755	1994/10/24	TRANSFER OF CHARGE			BANK OF MONTREAL	C
	REMARKS: 870822					
1262820	1995/08/02	DEBENTURE	$18,000,000		NATIONAL BANK OF CANADA	C
1518031	2001/11/08	NOTICE		NATIONAL BANK OF CANADA		C
	REMARKS: CHANGE OF ADDRESS FOR SERVICE, RE: 1262820					
WR234961	2006/08/03	NOTICE	$50,000,000	NATIONAL BANK OF CANADA	STRUDEX FIBRES LIMITED..	C
	REMARKS: 1262820					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario

Ministry of Government Services

LAND REGISTRY OFFICE #58

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

22280-0215 (R)

PREPARED FOR kshaw001
ON 2007/02/19 AT 16:38:39

PROPERTY DESCRIPTION: PT LT 8, GCT, PTS 1 TO 6, 58R4092; S/T B45015, 307782 & 369437 ; WATERLOO

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINEDIN DOCUMENT(S) 1027750,771154,771172, WHICH IS (ARE)RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY: PARCELIZED

PIN CREATION DATE: 1996/10/30

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/10/30 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/10/30						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1996/10/30						
FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK						
NOTE: THIS PIN WAS ONCE REG PIN 22280-0071. THIS PROPERTY WAS CONVERTED TO LT ON 2002/10/21 REUSING PIN 22280-0071.						
771154	1983/12/28	TRANSFER	$2		STRUDEX FIBRES LIMITED	C
771172	1983/12/29	TRANSFER	$2		STRUDEX FIBRES LIMITED	C
1027750	1990/02/08	TRANSFER			STRUDEX FIBRES LIMITED	C
1518031	2001/11/08	NOTICE		NATIONAL BANK OF CANADA		C
REMARKS: CHANGE OF ADDRESS FOR SERVICE, RE: 1262820						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Newsome and Gilbert, Limited
Form 1159

5

Deed, with Spousal Consent Clause

This Indenture

771154

made in duplicate the 24th day of November, one thousand nine hundred and eighty-three.

In Pursuance of the Short Forms of Conveyances Act:

Between

THE CORPORATION OF THE CITY OF WATERLOO,

hereinafter called the "Grantor"
OF THE FIRST PART

and

STRUDEX FIBRES LIMITED, a corporation incorporated under the laws of the Province of Ontario, having its head office at the City of Waterloo, in the Regional Municipality of Waterloo,

hereinafter called the "Grantee"
OF THE SECOND PART

~~husband and wife of the said Grantor,~~
~~hereinafter called the Spouse of the Grantor~~
~~OF THE THIRD PART~~

Witnesseth that in consideration of other good and valuable consideration and the sum of TWO ($2.00)----------Dollars now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowledged, he the said Grantor DOTH GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely, in the City of Waterloo, in the Regional Municipality of Waterloo and Province of Ontario

and being composed of Part of Lot 8, German Company Tract, in the said City of Waterloo, designated as PART 6 on a plan of survey deposited in the Registry Office for Waterloo North (No. 58) as Plan 58R-4092.

DRWN. BY

PRPD. BY Kath

CHKD BY MCA.

Newsome and Gilbert, Limited
Form 1110

Deed, with Spousal Consent Clause

5

This Indenture 771172

made in duplicate the second day of December,
one thousand nine hundred and eighty-three;

In Pursuance of the Short Forms of Conveyances Act.

Between

KRAUS CARPET MILLS LIMITED, a Corporation incorporated under the laws of the Province of Ontario,

hereinafter called the "Grantor"
OF THE FIRST PART

and

STRUDEX FIBRES LIMITED, a Corporation incorporated under the laws of the Province of Ontario,

hereinafter called the "Grantee"
OF THE SECOND PART

~~and~~

~~[illegible]~~

Witnesseth that in consideration of other good and valuable consideration and the sum of TWO ($2.00) DOLLARS----------

now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowledged, he the said Grantor DOTH GRANT unto the said Grantee in fee simple

THOSE lands and premises located in the following municipality, namely, in the City of Waterloo, in the Regional Municipality of Waterloo and Province of Ontario,

and being composed of Part of Lot 8 in the German Company Tract, being more particularly described as Parts 1, 3 and 4 on a reference plan deposited in the Registry Office for the Registry Division of Waterloo North (No. 58) as Plan 58R-4092;

SUBJECT TO a right-of-way over Part 4 of said reference plan 58R-4092;

TOGETHER WITH a right-of-way over Part of said Lot 8 in the German Company Tract designated as Part 5 of said reference plan 58R-4092.

Part 1 of said reference plan 58R-4092 is subject to easements as set out in Instrument Numbers B-45015 and 465123.

Part 4 of said reference plan 58R-4092 is subject to easements as set out in Instrument Numbers B-45015 and 369437.

DRWN. BY RLW
PREP. BY
CHKD BY

The Planning Act
CERTIFICATE OF SECRETARY-TREASURER Submission No. B-227-82
Pursuant to subsection 20 of section 42 of The Planning Act

I certify that the consent of the LAND DIVISION COMMITTEE OF THE REGIONAL MUNICIPALITY of WATERLOO was given on November 30TH. 1983 to the transaction to which the within instrument relates.

Robert G. Wahner
Secretary-Treasurer

Dated this 28TH day of December 1983

Province of Ontario

Transfer/Deed of Land

Form 1 — Land Registration Reform Act, 1984

26 A

FOR OFFICE USE ONLY

1027750

NUMBER
CERTIFICATE OF REGISTRATION

'90 FEB -8 P 4:11

WATERLOO NORTH
No. 58
KITCHENER
LAND REGISTRAR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional: See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 2 pages

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Consideration

DIRECT PAYMENT Dollars $

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Part of Lot 8, German Company Tract,
in the City of Waterloo, in the Regional Municipality
of Waterloo.

(See Schedule "A")

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☒ Additional Parties ☐ Other ☐

(7) Interest/Estate Transferred
Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee

Name(s) KRAUS CARPET MILLS LIMITED

Signature(s) Per: Nelson Michael Kraus
Vice-President

I have the authority to bind the Corporation.

KRAUS CARPET MILLS LIMITED PRIVATE SEAL

Date of Signature Y 1990 M 02 D 5

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s) Signature(s) Date of Signature Y M D

(10) Transferor(s) Address for Service 65 Northfield Drive, Waterloo, Ontario N2J 4J4

(11) Transferee(s) Date of Birth Y M D

STRUDEX FIBRES LIMITED

LAND TRANSFER TAX ACT
NO LAND TRANSFER TAX ON REGISTRATION OF THIS TRANSFER
Ontario
ASSISTANT DEPUTY MINISTER, TAX REVENUE

(12) Transferee(s) Address for Service 65 Northfield Drive, Waterloo, Ontario N2J 4J4

Planning Act — OPTIONAL

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.
Date of Signature Y M D
Signature

Date of Signature Y M D
Signature

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.
Date of Signature Y M D
Name and Address of Solicitor
Signature

Affix Statement by Solicitor for Transferee(s) here if necessary

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.
Name and Address of Solicitor
Date of Signature Y M D
Signature

(15) Assessment Roll Number of Property — City. | Mun. | Map | Sub. | Par. | Not Assigned

(16) Municipal Address of Property
65 Northfield Drive
Waterloo, Ontario
N2J 4J4

(17) Document Prepared by: WSD/jc
Clement, Eastman et al
Barristers and Solicitors
277 King Street W.
Kitchener, Ontario
N2G 4J9
W.S. Dahms/297-8

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	22
Land Transfer Tax	pd direct
Total	

Newsome and Gilbert, Limited
Form LF1327 (1/85)

April, 1985

Appendix G:
Eco Log Eris



Pinpointing Your Environmental Risks

ECO LOG

Environmental Risk Information Service

Project Site:	Kraus Carpets 65 Northfield Drive West Waterloo, ON N2J 4J4
Client:	Christopher Friedmann Trow Associates Inc. 85 Edwin Street Kitchener, ON N2H 4N7
ERIS Project No:	20070213015
Report Type:	Basic Report - 0.25km Search Radius
Prepared By:	Matt Thompson mthompson@ecologeris.com
Date:	February 16, 2007

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Table of Contents

Order Number: 20070213015
Site Name: Kraus Carpets
Site Address: 65 Northfield Drive West Waterloo, ON N2J 4J4
Report Type: Basic Report, 0.25 km Search Radius

	Section
Report Summary *This outlines the number of records from each database that fall on the site, and within various distances from the site.*	i
Site Diagram *The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.*	ii
Site Profile *This table describes the records that relate directly to the property that is being researched.*	iii
Detail Report *This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.*	iv

	Page
Certificates of Approval	1
Ontario Regulation 347 Waste Generators Summary	1
Occurrence Reporting Information System	12
Private Fuel Storage Tanks	13
Retail Fuel Storage Tanks	14
Scott's Manufacturing Directory	15

Appendix: Database Descriptions

Report Summary

Order Number: 20070213015
Site Name: Kraus Carpets
Site Address 65 Northfield Drive West Waterloo, ON N2J 4J4
Report Type: Basic Report, 0.25 km Search Radius

Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	N	0	0	0	0
AGR	Aggregate Inventory	N	0	0	0	0
AMIS	Abandoned Mine Information System	N	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0	0
AUWR	Automobile Wrecking & Supplies	N	0	0	0	0
CA	Certificates of Approval	Y	10	14	116	130
CFOT	Commercial Fuel Oil Tanks	N	0	0	0	0
CHEM	Chemical Register	N	0	0	1	1
COAL	Coal Gasification Plants	N	0	0	0	0
CONV	Compliance and Convictions	N	0	0	0	0
DRL	Drill Hole Database	N	0	0	0	0
EBR	Environmental Registry	N	0	10	63	73
EEM	Environmental Effects Monitoring	N	0	0	0	0
EHS	ERIS Historical Searches	N	0	1	44	45
EIIS	Environmental Issues Information System	N	0	0	0	0
FCON	Federal Convictions	N	0	0	0	0
FCS	Contaminated Sites on Federal Land	N	0	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	N	0	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	10	45	660	705
IAFT	Indian & Northern Affairs Fuel Tanks	N	0	0	0	0
MINE	Canadian Mine Locations	N	0	0	0	0
MNR	Mineral Occurrences	N	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	N	0	0	0	0
NCPL	Non-Compliance Reports	N	0	0	2	2
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	N	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	N	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	N	0	0	0	0
NPCB	National PCB Inventory	N	0	5	11	16
NPRI	National Pollutant Release Inventory	N	0	9	50	59
OGW	Oil and Gas Wells	N	0	0	0	0
OOGW	Ontario Oil and Gas Wells	N	0	0	0	0
OPCB	Inventory of PCB Storage Sites	N	0	8	23	31
ORD	Orders	N	0	0	0	0
ORIS	Occurrence Reporting Information System	Y	1	4	29	33
PAP	Canadian Pulp and Paper	N	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	N	0	0	0	0
PES	Pesticide Register	N	0	1	28	29
PST	Private Fuel Storage Tanks	Y	0	1	13	14
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	7	7
RSC	Record of Site Condition	N	0	0	2	2
RST	Retail Fuel Storage Tanks	Y	0	1	16	17

Report Summary

Order Number: 20070213015
Site Name: Kraus Carpets
Site Address 65 Northfield Drive West Waterloo, ON N2J 4J4
Report Type: Basic Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
SCT	Scott's Manufacturing Directory	Y	5	26	612	638
SRDS	Wastewater Discharger Registration Database	N	0	0	0	0
TANK	Anderson's Storage Tanks	N	0	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	N	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	N	0	0	2	2
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	0	0	0	0
WWIS	Water Well Information System	N	0	3	56	59
		TOTAL	26	128	1,735	1,863

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.

SITE DIAGRAM

ECO LOG

Environmental Risk Information Service

12 Concorde Pl, Suite 800 North York, ON M3C 4J2
416-510-5204

Project Property: Kraus Carpets
65 Northfield Drive West
Waterloo, ON
N2J 4J4

ERIS Project #: 20070213015

Date: FEB-16-2007

LEGEND

- Project Property
- Database Location

Points of Interest
- Chimney
- Silo

Pipe & Transmission Lines
- Pipeline
- Transmission Line
- Transmission Tower
- Transformer Station

Rail
- Railway - Main
- Railway - Sidetrack
- Railway - Abandoned
- Bridge
- Tunnel

Transportation - Other
- Embankment
- Trail
- Runway

Hydrographic Features
- Permanent Waterway
- Intermittent Waterway
- Open Reservoir
- Dyke/Levee
- Dam
- Breakwall
- Wetland

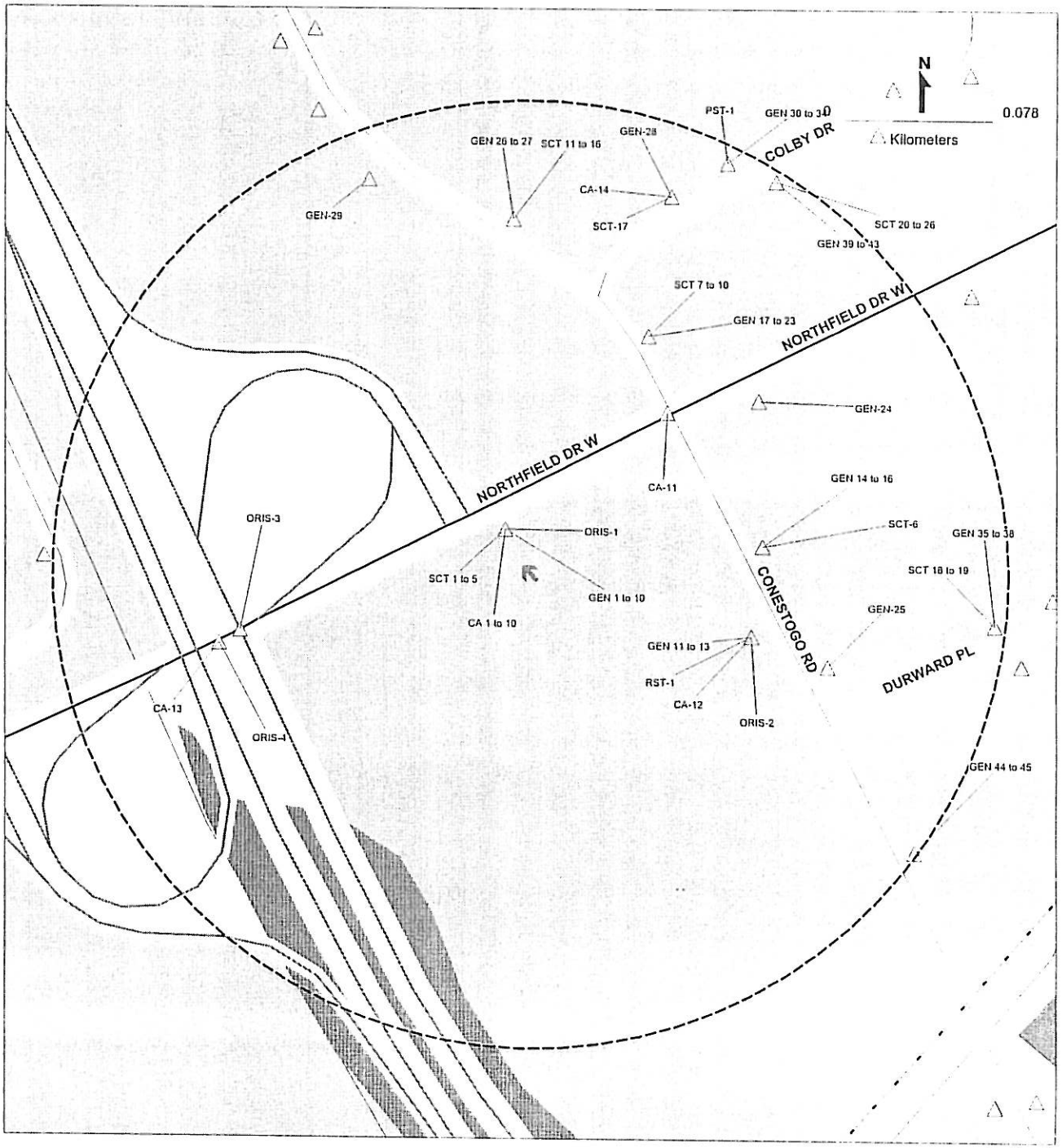
Landuse Classifications
- Open Area
- Residential
- Commercial
- Resource and Industrial
- Government and Institutional
- Parks and Recreational
- Waterbody

Recreation
- Golf Course/Driving Range
- Park/Sports Field
- Other Recreation Area
- Sports/Race Track
- Cemetery
- Campground

Vegetation
- Wooded Area
- Orchard
- Vineyard

Industrial Resources
- Conveyor
- Crane: Moveable
- Crane: Stationary
- Tank
- Rock Cut
- Auto Wrecker
- Lumber Yard
- Pit

This diagram is to be used solely for relative street location purposes. It may not accurately portray street or site positions.



Section ii

Site Report

Order Number: 20070213015
Site Name: Kraus Carpets
Site Address 65 Northfield Drive West Waterloo, ON N2J 4J4
Report Type: Basic Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Certificates of Approval

Map Key	Company Name	Address	City	Postal Code
CA-1	TRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE	WATERLOO CITY	
CA-2	STRUDEX FIBRES LTD.	65 NORTHFIELD DRIVE	WATERLOO CITY	
CA-3	KRAUS CARPET MILLS LIMITED	65 NORTHFIELD DRIVE	WATERLOO CITY	
CA-4	KRAUS CARPET MILLS LIMITED	65 NORTHFIELD DRIVE WEST	WATERLOO CITY	
CA-5	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE	WATERLOO CITY	
CA-6	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WEST	WATERLOO CITY	
CA-7	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WEST	WATERLOO CITY	
CA-8		65 Northfield Drive	Waterloo	
CA-9	KRAUS CARPET MILLS LIMITED	65 NORTHFIELD DRIVE WEST	WATERLOO CITY	
CA-10		65 Northfield Drive West	Waterloo	

Scott's Manufacturing Directory

Map Key	Company Name	Address	City	Postal Code
SCT-1	STRUDEX FIBRES LTD	65 NORTHFIELD DR W	WATERLOO	N2J 4J4
SCT-2	STRUDEX FIBRES LTD	65 NORTHFIELD DR W	WATERLOO	N2J
SCT-3	Strudex Fibres Limited	65 Northfield Dr W	Waterloo	N2J
SCT-4	Kraus Carpet Mills Ltd.	65 Northfield Dr W	Waterloo	N2J
SCT-5	Strudex Fibres Ltd.	65 Northfield Dr W	Waterloo	

Occurrence Reporting Information System

Map Key	Company Name	Address	City	Postal Code
ORIS-1	KRAUS CARPETS	65 NORTHFIELD DRIVE	WATERLOO CITY	
		WATERLOO PLANT 65 NORTHFIELD DRIVE		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company Name		Address	City	Postal Code
GEN-1	STRUDEX FIBRES LTD.		65 NORTHFIELD DR. W.	WATERLOO	N2J 4J4
GEN-2	STRUDEX FIBRES LIMITED		65 NORTHFIELD DR. W. (INCLUDING PLANT 2)	WATERLOO	N2J 4J4
GEN-3	KRAUS CARPET MILLS/STRUDEX	36-067	FIBRES LTD., 65 NORTHFIELD DRIVE WEST (INCLUDING PLANT 2)	WATERLOO	N2J 4J4

Site Report

Order Number: 20070213015
Site Name: Kraus Carpets
Site Address 65 Northfield Drive West Waterloo, ON N2J 4J4
Report Type: Basic Report, 0.25 km Search Radius

FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT

Map Key	Company Name		Address	City	Postal Code
GEN-4	KRAUS CARPET MILLS LTD		65 NORTHFIELD DR W	WATERLOO	N2J 4J4
GEN-5	KRAUS (SEE&USE ON0372500)		65 NORTHFIELD DR W	WATERLOO	N2J 4J4
GEN-6	STRUDEX FIBRES LIMITED		65 NORTHFIELD DRIVE WEST	WATERLOO	N2J 4J4
GEN-7	KRAUS CARPET MILLS LTD	23-042		WATERLOO	N2J 4J4
			65 NORTHFIELD DRIVE		
GEN-8	KRAUS CARPET MILLS LTD.		65 NORTHFIELD DRIVE	WATERLOO	N2J 4J4
GEN-9	KRAUS CARPET MILLS LTD			WATERLOO	N2J 4J4
			65 NORTHFIELD DRIVE		
GEN-10	STRUDEX FIBRES LIMITED		65 NORTHFIELD DRIVE (INCLUDING PLANT 2)	WATERLOO	N2J 4J4

Detail Report

Order Number: 20070213015
Site Name: Kraus Carpets
Site Address: 65 Northfield Drive West Waterloo ON N2J 4J4
Report Type: Basic Report, 0.25 km Search Radius

If information is required for sites located beyond the selected address, please contact your ERIS representative.

Certificates of Approval

Ontario Regulation 347 Waste Generators Summary

Occurrence Reporting Information System

Private Fuel Storage Tanks

Retail Fuel Storage Tanks

Scott's Manufacturing Directory

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	TRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WATERLOO CITY	8-2311-95-	95	7/19/1995	Industrial air	Cancelled	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	VENTILATION FOR EXTRUSION PROCESS				
			Contaminants:					
			Emission Control:					
CA-2	STRUDEX FIBRES LTD.	65 NORTHFIELD DRIVE WATERLOO CITY	8-2164-92-	92	8/31/1992	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	(2) RAYPAK MODEL 962 BOILERS				
			Contaminants:	Nitrogen Oxides				
			Emission Control:	No Controls				
CA-3	KRAUS CARPET MILLS LIMITED	65 NORTHFIELD DRIVE WATERLOO CITY	8-2168-92-	92	9/2/1992	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	INST. MAXON MOD. 435 OVENPACK GAS BURNER				
			Contaminants:	Nitrogen Oxides, Sulphur Dioxide, Methane (Incl. Hydrocarbons Expr. As Ch4				
			Emission Control:	No Controls				
CA-4	KRAUS CARPET MILLS LIMITED	65 NORTHFIELD DRIVE WEST WATERLOO CITY	8-2010-99-	99	2/25/1999	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	CURING LINE				
			Contaminants:					
			Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-5	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WATERLOO CITY	8-2177-92-	92	12/3/1992	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	EXH.FANS FOR CARPET FIBRE EXTRUSION FAC.				
			Contaminants:	Phenol, Suspended Particulate Matter				
			Emission Control:	No Controls				
CA-6	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WEST WATERLOO CITY	8-2177-92-967	92	7/9/96	Industrial air	First Ammendment in 1996	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	EXH.FAN/STACK TO IMPROVE STATIC PRESSURE				
			Contaminants:					
			Emission Control:					
CA-7	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WEST WATERLOO CITY	8-2380-95-006	95	11/2/95	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	DUST COLLECTOR FOR RESIN STORAGE BIN				
			Contaminants:	Suspended Particulate Matter				
			Emission Control:	Baghouse (Incl Vent Fil.)				
CA-8		65 Northfield Drive Waterloo	8-2177-92-006	01	6/13/01	Industrial air	Approved	Notice
			Client Name:	Strudex Fibres Ltd.				
			Client Address:	65 Northfield Drive				
			Client City:	Waterloo				
			Client Postal Code:	N2J 4J4				
			Project Description:	This application is for an amendment to the existing Air Certificate of Approval to include a new extrusion line at the facility. This third extrusion line will have four (4) new exhausts; two exhausts will be for the new air quench chambers and two exhausts will be added for spinning and texturizing. One electric oven will be used to clean the spin packs, with any residual emissions exhausting to the atmosphere to a separate stack. Spin packs will be washed in a caustic soda solution, and in a nitric acid bath. Emissions from the nitric acid bath are emitted through a separate stack.				
			Contaminants:					
			Emission Control:					

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-9	KRAUS CARPET MILLS LIMITED	65 NORTHFIELD DRIVE WEST WATERLOO CITY	8-2379-95-006	95	11/2/95	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	DUST COLLECTOR FOR STORAGE SILO				
			Contaminants:	Suspended Particulate Matter				
			Emission Control:	Baghouse (Incl Vent Fil.)				
CA-10		65 Northfield Drive West Waterloo	0505-4SGQ2P	01	2/13/01	Industrial air	Approved	Amended CofA
			Client Name:	Kraus Carpet Mills Limited				
			Client Address:	65 Northfield Drive West				
			Client City:	Waterloo				
			Client Postal Code:	N2J 4J4				
			Project Description:	This application is for the addition of a new space dye line for the application of random dye patterns to yarn, to replace existing methods used at this facility. The new space dye line includes the processes of dye application, steaming (in a closed system), washing & vacuum extraction, and drying. Emissions to atmosphere are released through five (5) new stacks.				
			Contaminants:					
			Emission Control:					
CA-11	WATERLOO CITY	NORTHFIELD DR. COLBY DR. WATERLOO CITY	3-1714-89-	89	8/23/1989	Municipal sewage	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-12	KRAUS CARPET MILLS LIMITED	565 CONESTOGO RD., PT. LOT 8 WATERLOO CITY N2L 4C9	8-2232-94-	94	11/15/1994	Industrial air	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:	CARPET WASH DRY-OFF OVEN				
			Contaminants:	Nitrogen Oxides				
			Emission Control:	No Controls				

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-13	WATERLOO CITY	NORTHFIELD DR. HWY. #86 WATERLOO CITY	7-1412-89-	89	8/23/1989	Municipal water	Approved	
			Client Name:					
			Client Address:					
			Client City:					
			Client Postal Code:					
			Project Description:					
			Contaminants:					
			Emission Control:					
CA-14		668 Colby Drive Waterloo N2V 1A2	7042-53CS83	01	10/26/01	Industrial air	Approved	New Certificate of Approval
			Client Name:	RJB Machining Ltd.				
			Client Address:	668 Colby Drive				
			Client City:	Waterloo				
			Client Postal Code:	N2V 1A2				
			Project Description:	This application is for the approval of one (1) paint spray booth utilized in manufacturing precision components for the electronics industry and other related industries. The paint spray booth discharges filtered paint fumes to the almosphere through a vent stack at 10 meters above grade.				
			Contaminants:					
			Emission Control:					

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-1	STRUDEX FIBRES LTD.	65 NORTHFIELD DR. W. WATERLOO N2J 4J4	1811	MAN-MADE FIBRE/FIL.	232	POLYMERIC RESINS
			Generator #: ON0166500 Approval Yrs: 86,87,88		252	WASTE OILS & LUBRICANTS
					253	EMULSIFIED OILS
					213	PETROLEUM DISTILLATES
					114	OTHER INORGANIC ACID WASTES
					146	OTHER SPECIFIED INORGANICS
					211	AROMATIC SOLVENTS
					212	ALIPHATIC SOLVENTS
GEN-2	STRUDEX FIBRES LIMITED	65 NORTHFIELD DR. W. (INCLUDING PLANT 2) WATERLOO N2J 4J4	1811	MAN-MADE FIBRE/FIL.	114	OTHER INORGANIC ACID WASTES
			Generator #: ON0166500 Approval Yrs: 89,90		146	OTHER SPECIFIED INORGANICS
					211	AROMATIC SOLVENTS
					212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					232	POLYMERIC RESINS
					252	WASTE OILS & LUBRICANTS
					253	EMULSIFIED OILS
GEN-3	KRAUS CARPET MILLS/STRUDEX 36-067	FIBRES LTD., 65 NORTHFIELD DRIVE WEST (INCLUDING PLANT 2) WATERLOO N2J 4J4	1811	MAN-MADE FIBRE/FIL.	114	OTHER INORGANIC ACID WASTES
			Generator #: ON0166500 Approval Yrs: 94,95,96		146	OTHER SPECIFIED INORGANICS
					211	AROMATIC SOLVENTS
					212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					232	POLYMERIC RESINS
					243	PCB'S
					252	WASTE OILS & LUBRICANTS
					253	EMULSIFIED OILS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-4	KRAUS CARPET MILLS LTD	65 NORTHFIELD DR W WATERLOO N2J 4J4	0000	*** NOT DEFINED ***		
			Generator #:	ON0259200		
			Approval Yrs:	86,87,88		
GEN-5	KRAUS (SEE&USE ON0372500)	65 NORTHFIELD DR W WATERLOO N2J 4J4	0000	*** NOT DEFINED ***		
			Generator #:	ON0259200		
			Approval Yrs:	89,90,92,93,94		
GEN-6	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE WEST WATERLOO N2J 4J4			146	OTHER SPECIFIED INORGANICS
			Generator #:	ON0166500	148	INORGANIC LABORATORY CHEMICALS
			Approval Yrs:	02,03,04,05	212	ALIPHATIC SOLVENTS
					221	LIGHT FUELS
					252	WASTE OILS & LUBRICANTS
					263	ORGANIC LABORATORY CHEMICALS
					211	AROMATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					251	OIL SKIMMINGS & SLUDGES
GEN-7	KRAUS CARPET MILLS LTD 23-042	65 NORTHFIELD DRIVE WATERLOO N2J 4J4	1921	CARPET, MAT & RUG	231	LATEX WASTES
			Generator #:	ON0372500		
			Approval Yrs:	92,93,94,95,96,97		
GEN-8	KRAUS CARPET MILLS LTD.	65 NORTHFIELD DRIVE WATERLOO N2J 4J4	1921	CARPET, MAT & RUG	231	LATEX WASTES
			Generator #:	ON0372500		
			Approval Yrs:	98,99,00,01		
GEN-9	KRAUS CARPET MILLS LTD	65 NORTHFIELD DRIVE WATERLOO N2J 4J4	1921	CARPET, MAT & RUG	231	LATEX WASTES
			Generator #:	ON0372500		
			Approval Yrs:	86,87,88,89,90		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-10	STRUDEX FIBRES LIMITED	65 NORTHFIELD DRIVE (INCLUDING PLANT 2) WATERLOO N2J 4J4	1811	MAN-MADE FIBRE/FIL.	114	OTHER INORGANIC ACID WASTES
			Generator #:	ON0166500	145	PAINT/PIGMENT/COATING RESIDUES
			Approval Yrs:	92,93,97,98,99,00,01	146	OTHER SPECIFIED INORGANICS
					211	AROMATIC SOLVENTS
					212	ALIPHATIC SOLVENTS
					213	PETROLEUM DISTILLATES
					232	POLYMERIC RESINS
					243	PCB'S
					251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
					253	EMULSIFIED OILS
GEN-11	WATERLOO NORTH HYDRO	(PCB WASTE LOCATION) 565 CONESTOGO ROAD WATERLOO N2L 4C9	4911	ELECT. POWER SYS.		
			Generator #:	ON0363501		
			Approval Yrs:	86,87,88,89,90		
GEN-12	WATERLOO NORTH HYDRO 41-088	(PCB WASTE LOCATION) 565 CONESTOGO ROAD WATERLOO N2L 4C9	4911	ELECT. POWER SYS.	243	PCB'S
			Generator #:	ON0363501		
			Approval Yrs:	94,95,96		
GEN-13	WATERLOO NORTH HYDRO	565 CONESTOGO ROAD WATERLOO N2L 4C9	4911	ELECT. POWER SYS.	112	ACID WASTE - HEAVY METALS
			Generator #:	ON0363501	121	ALKALINE WASTES - HEAVY METALS
			Approval Yrs:	92,93,97	148	INORGANIC LABORATORY CHEMICALS
					243	PCB'S
GEN-14	SWENCO LIMITED	560 CONESTOGO ROAD WATERLOO N2L 4E3	3062	METAL DIES, ETC. IND.	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON0573000		
			Approval Yrs:	86,87,88,89,90		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-15	SWENCO LIMITED	560 CONESTOGO ROAD WATERLOO N2L 4E3	3062	METAL DIES, ETC. IND	213	PETROLEUM DISTILLATES
			Generator #:	ON0573000	212	ALIPHATIC SOLVENTS
			Approval Yrs:	92,93,97,98,99,00,01,02,03,04,05	241	HALOGENATED SOLVENTS
					251	OIL SKIMMINGS & SLUDGES
GEN-16	SWENCO LIMITED 36-251	560 CONESTOGO ROAD WATERLOO N2L 4E3	3062	METAL DIES, ETC. IND	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON0573000		
			Approval Yrs:	94,95,96		
GEN-17	COLBY MANUFACTURING LTD.	580 COLBY DRIVE WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	213	PETROLEUM DISTILLATES
			Generator #:	ON1107600	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	88,89	253	EMULSIFIED OILS
GEN-18	COLBY MANUFACTURING LTD. 07-140	580 COLBY DRIVE WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	213	PETROLEUM DISTILLATES
			Generator #:	ON1107600	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	94,95,96	253	EMULSIFIED OILS
GEN-19	COLBY MANUFACTURING LTD.	580 COLBY DRIVE WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	213	PETROLEUM DISTILLATES
			Generator #:	ON1107600	252	WASTE OILS & LUBRICANTS
			Approval Yrs:	92,93,97,98	253	EMULSIFIED OILS
GEN-20	HEINZ CUSTOM WOODWORKING INC.	4-580 COLBY DRIVE WATERLOO N2V 1A2			145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON1880900	211	AROMATIC SOLVENTS
			Approval Yrs:	02,03,04,05		
GEN-21	COLBY MANUFACTURING LIMITED	580 COLBY DRIVE WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON1107600	213	PETROLEUM DISTILLATES
			Approval Yrs:	99,00,01,02,03,04,05	252	WASTE OILS & LUBRICANTS
					253	EMULSIFIED OILS

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-22	HEINZ CUSTOM WOODWORKING	580 COLBY DRIVE, UNIT #4 WATERLOO N2V 1A2	2599	OTHER WOOD IND.	211	AROMATIC SOLVENTS
			Generator #:	ON1880900		
			Approval Yrs:	94,95,96,97,98		
GEN-23	HEINZ CUSTOM WOODWORKING	580 COLBY DRIVE, UNIT 4 WATERLOO N2V 1A2	2599	OTHER WOOD IND.	211	AROMATIC SOLVENTS
			Generator #:	ON1880900		
			Approval Yrs:	99,00,01		
GEN-24	GENERAL AUTO SUPPLY (WESTERN) LTD.	55 NORTHFIELD DRIVE WEST WATERLOO N2L 4E6	6341	HOME/AUTO. SUPPLY	211	AROMATIC SOLVENTS
			Generator #:	ON2046200		
			Approval Yrs:	01		
GEN-25	Alexander Floyd & Associates Ltd.	550 Conestogo Road Waterloo N2L 4E3	541860	Direct Mail Advertising	261	PHARMACEUTICALS
			Generator #:	ON4478166	262	DETERGENTS/SOAPS
			Approval Yrs:	05		
GEN-26	NOVY MFG & ASSY INC.	584 COLBY DRIVE, UNITS 5 & 6 WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	213	PETROLEUM DISTILLATES
			Generator #:	ON2310900		
			Approval Yrs:	97,98		
GEN-27	NOVY MANUFACTURING & ASSEMBLY INC.	584 COLBY DRIVE, UNITS 5 & 6 WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	213	PETROLEUM DISTILLATES
			Generator #:	ON2310900	221	LIGHT FUELS
			Approval Yrs:	99,00,01,02,03,04,05	252	WASTE OILS & LUBRICANTS
GEN-28	RJB MACHINING LTD.	668 COLBY DRIVE WATERLOO N2V 1A2	3081	MACHINE SHOP IND.	145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON1845101	213	PETROLEUM DISTILLATES
			Approval Yrs:	01,02,03,04,05	252	WASTE OILS & LUBRICANTS
					253	EMULSIFIED OILS
					251	OIL SKIMMINGS & SLUDGES
GEN-29	Duo Company Inc.	585 Colby Drive Waterloo N2V 1A1	238320	Painting and Wall Covering Contractors	145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON7366275	263	ORGANIC LABORATORY CHEMICALS
			Approval Yrs:	05		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-30	DOUG WRIGHT CONSTRUCTION LTD.	666 COLBY DR. WATERLOO N2V 1A2	4124	POWER & TELE. LINES	252	WASTE OILS & LUBRICANTS
			Generator #:	ON0925900		
			Approval Yrs:	86,87,88		
GEN-31	DOUG WRIGHT CONSTRUCTION LTD.	666 COLBY DR. WATERLOO N2V 1A2	4124	POWER & TELE. LINES	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
			Generator #:	ON0925900		
			Approval Yrs:	89,90		
GEN-32	DOUG WRIGHT CONSTRUCTION LIMITED	666 COLBY DRIVE WATERLOO N2V 1A2	4124	POWER & TELE. LINES	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
			Generator #:	ON0925900		
			Approval Yrs:	99,00,01,02,03,04		
GEN-33	DOUG WRIGHT CONSTRUCTION LTD. 12-250	666 COLBY DR. WATERLOO N2V 1A2	4124	POWER & TELE. LINES	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
			Generator #:	ON0925900		
			Approval Yrs:	92,93,94,95,96,97,98		
GEN-34	DOUG WRIGHT CONSTRUCTION (2001) INC.	666 COLBY DRIVE WATERLOO N2V 1A2			221	LIGHT FUELS
			Generator #:	ON0925900	251	OIL SKIMMINGS & SLUDGES
			Approval Yrs:	05	252	WASTE OILS & LUBRICANTS
GEN-35	DURON PLASTICS LTD.	44 DURWARD PLACE WATERLOO N2L 4E4	0000	*** NOT DEFINED ***	253	EMULSIFIED OILS
			Generator #:	ON1124900		
			Approval Yrs:	88,89,92,93,97,98		
GEN-36	DURON PLASTICS LTD. 13-331	44 DURWARD PLACE WATERLOO N2L 4E4	1699	OTHER PLASTIC PROD.	253	EMULSIFIED OILS
			Generator #:	ON1124900		
			Approval Yrs:	94,95,96		
GEN-37	DURON PLASTICS LIMITED	44 DURWARD PLACE WATERLOO N2L 4E4	1699	OTHER PLASTIC PROD.	253	EMULSIFIED OILS
			Generator #:	ON1124900		
			Approval Yrs:	99,00,01		

Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
GEN-38	Uni-Spray Systems Inc	44 Durward Place Waterloo N2L 4E4	326198	All Other Plastic Product Manufacturing	251	OIL SKIMMINGS & SLUDGES
					252	WASTE OILS & LUBRICANTS
			Generator #:	ON8281860		
			Approval Yrs:	04,05		
GEN-39	TUITION HOME CARE INC.	665 COLBY DR., UNIT #4 WATERLOO N2V 1C2	4275	PAINT. & DECOR. WORK	213	PETROLEUM DISTILLATES
			Generator #:	ON0881200		
			Approval Yrs:	86,87,88,89,90		
GEN-40	WATERLOO CUSTOM FABRICATORS INC.	665 COLBY DRIVE, UNIT #14 WATERLOO N2V 1C2	3022	PLATE WORK INDUSTRY	211	AROMATIC SOLVENTS
					252	WASTE OILS & LUBRICANTS
			Generator #:	ON2256800		
			Approval Yrs:	97,98,99		
GEN-41	BENSHAW CUSTOM FABRICATORS	665 COLBY DR UNIT 5 WATERLOO N2V 1C2			145	PAINT/PIGMENT/COATING RESIDUES
			Generator #:	ON3570628		
			Approval Yrs:	02,03,04		
GEN-42	WATERLOO CUSTOM FABRICATORS INC.	665 COLBY DRIVE, UNIT 14 WATERLOO N2V 1C2	3022	PLATE WORK INDUSTRY	211	AROMATIC SOLVENTS
					252	WASTE OILS & LUBRICANTS
			Generator #:	ON2256800		
			Approval Yrs:	00,01		
GEN-43	TUITION HOME CARE INC. 38-293	665 COLBY DR., UNIT #4 WATERLOO N2V 1C2	4275	PAINT. & DECOR. WORK	213	PETROLEUM DISTILLATES
			Generator #:	ON0881200		
			Approval Yrs:	92,93,94,95,96,97,98		
GEN-44	SOUTH-WESTERN FLORAL INC.	540 CONESTOGO ROAD WATERLOO N2L 4E2	6521	FLORIST SHOPS	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON0873600		
			Approval Yrs:	86,87,88,89,90		
GEN-45	SOUTH-WESTERN FLORAL INC. 35-225	540 CONESTOGO ROAD WATERLOO N2L 4E2	6521	FLORIST SHOPS	251	OIL SKIMMINGS & SLUDGES
			Generator #:	ON0873600		
			Approval Yrs:	92,93,94,95,96,97,98		
n/a	GENERAL AUTO SUPPLY (WESTERN) LTD.	55 WORTHFIELD DRIVE WEST WATERLOO N2L 4E6	6341	HOME/AUTO. SUPPLY	211	AROMATIC SOLVENTS
			Generator #:	ON2046200		
			Approval Yrs:	95,96,97,98,99,00		

Occurrence Reporting Information System

Map Key	Company	Address	Spill ID	Medium	Environmental Impact	Date of Occurrence	Nature of Impact
ORIS-1	KRAUS CARPETS	65 NORTHFIELD DRIVE WATERLOO PLANT 65 NORTHFIELD DRIVE WATERLOO CITY	161437	AIR	POSSIBLE	10/26/1998	Multi Media Pollution
			Synopsis:		KRAUS CARPETS -LIMESTONE DUST TO AIR FROM SILO OVERFILL.		
			Cause:		CONTAINER OVERFLOW UNKNOWN		
ORIS-2	PUC	565 CONESTOGA RD. TRANSFORMER WATERLOO CITY	56353	LAND	NOT ANTICIPATED	8/29/1991	
			Synopsis:		PUC - 200 LTR OIL TO GRAVEL AT TRANSFORMER STATION. UNDER 50PPM PCB.		
			Cause:		COOLING SYSTEM LEAK OVERSTRESS/OVERPRESSURE		
ORIS-3	PRIVATE OWNER	HIGHWAY 86, NEAR NORTHFIELD DR. MOTOR VEHICLE (OPERATING FLUID) WATERLOO CITY	90621	LAND	POSSIBLE	8/30/1993	Soil contamination
			Synopsis:		PRIVATE OWNER: GASOLINE TANK FELL OFF PICKUP; 70LGASOLINE SOAKED IN GRAVEL		
			Cause:		OTHER CONTAINER LEAK CORROSION		
ORIS-4	WASTE MANAGEMENT INC.	HWY 86 RAMP NB OFF NORTHFIELD ROAD MOTOR VEHICLE (OPERATING FLUID) WATERLOO CITY	133697	LAND / WATER	POSSIBLE	10/31/1996	Water course or lake
			Synopsis:		WMI TRANSPORT: 300 L OF DIESEL TO STORMSEWER :OPP, MTO, WORKS		
			Cause:		TRUCK/TRAILER OVERTURN ERROR		

Private Fuel Storage Tanks

Map Key	Company	Address	Location ID	Expiry Date	Capacity (L)	Facility Description	Licence #
PST-1	DOUG WRIGHT CONSTRUCTION LTD	666 COLBY DR WATERLOO N2V 1A2	16493		18184.00	PRIVATE FUEL OUTLET	0001067826

Retail Fuel Storage Tanks

Map Key	Company	Address	Location ID	Expiry Date	Capacity (L)	Licence #	Facility Description
RST-1	KRAUS CARPETS	565 CONESTOGO RD WATERLOO N2L4C9	18910	1993-01-31	2000	0076354406	PROP RFL CNTR - CYL&MF FS

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft^2)	Employment	SIC/NAICS Code	Description
SCT-1	STRUDEX FIBRES LTD	65 NORTHFIELD DR W WATERLOO N2J 4J4	1970	0	280	313110	Fibre, Yarn and Thread Mills
						325220	Artificial and Synthetic Fibres and Filaments Manufacturing
SCT-2	STRUDEX FIBRES LTD	65 NORTHFIELD DR W WATERLOO N2J	1970	0	280	2281	YARN SPINNING MILLS
						2823	CELLULOSIC MANMADE FIBERS
SCT-3	Strudex Fibres Limited	65 Northfield Dr W Waterloo N2J	1970		280	313110	Fibre, Yarn and Thread Mills
						325220	Artificial and Synthetic Fibres and Filaments Manufacturing
SCT-4	Kraus Carpet Mills Ltd.	65 Northfield Dr W Waterloo N2J	1959	900000	500	313310	Textile and Fabric Finishing
						314110	Carpet and Rug Mills
SCT-5	Strudex Fibres Ltd.	65 Northfield Dr W Waterloo	1970		280		
SCT-6	Swenco Limited	560 Conestogo Rd Waterloo N2L 4E3	1962	20000	30	326198	All Other Plastic Product Manufacturing
						332118	Stamping
SCT-7	COLBY MANUFACTURING LTD	580 COLBY DR UNIT 1-2 WATERLOO N2V 1A2	1982	4000	13	3364	NONFERROUS DIE-CASTINGS, EXCEPT ALUMINUM
						3544	SPECIAL DIES AND TOOLS, DIE SETS, JIGS AND FIXTURES, AND INDUSTRIAL MOLDS
SCT-8	HEINZ CUSTOM WOODWORKING	580 COLBY DR UNIT 4 WATERLOO N2V 1A2	1978	4400	5	2434	WOOD KITCHEN CABINETS
						2511	WOOD HOUSEHOLD FURNITURE, EXCEPT UPHOLSTERED
						337110	Wood Kitchen Cabinet and Counter Top Manufacturing
						337123	Other Wood Household Furniture Manufacturing

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft^2)	Employment	SIC/NAICS Code	Description
SCT-9	Heinz Custom Woodworking Inc.	580 Colby Dr Unit 4 Waterloo N2V 1A2	1978	4400	5	337110 337123	Wood Kitchen Cabinet and Counter Top Manufacturing Other Wood Household Furniture Manufacturing
SCT-10	Colby Manufacturing Ltd.	580 Colby Dr Unit 1-2 Waterloo N2V 1A2	1982	4000	10	331523 333511 333519	Non-Ferrous Die-Casting Foundries Industrial Mould Manufacturing Other Metalworking Machinery Manufacturing
SCT-11	PERCEPT	584 COLBY DR UNIT 1 WATERLOO N2V 1A2	1983	3100	10	326198 339990	All Other Plastic Product Manufacturing All Other Miscellaneous Manufacturing
SCT-12	COMPRESSION/PERCEPT	584 COLBY DR UNIT 1 WATERLOO N2V 1A2	1982	3100	10	3089 3999	PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED MANUFACTURING INDUSTRIES, NOT ELSEWHERE CLASSIFIED
SCT-13	Novy Manufacturing & Assembly Inc.	584 Colby Dr Unit 5-6 Waterloo N2V 1A2	1979	9000	18		
SCT-14	Compression Inc.	584 Colby Dr Unit 1 Waterloo N2V 1A2	1983	3100	7		
SCT-15	COMPRESSION PERCEPT	584 Colby Dr Unit 1 Waterloo N2V 1A2	1983	3100	10	326198 339990	All Other Plastic Product Manufacturing All Other Miscellaneous Manufacturing
SCT-16	Novy Manufacturing & Assembly	584 Colby Dr Unit 5-6 Waterloo N2V 1A2	1979	9000	18	332710 333210 333990	Machine Shops Sawmill and Woodworking Machinery Manufacturing All Other General-Purpose Machinery Manufacturing

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft^2)	Employment	SIC/NAICS Code	Description
SCT-17	RJB Machining Ltd.	668 Colby Dr Waterloo N2V 1A2	1989	20000	40	332710	Machine Shops
						333299	All Other Industrial Machinery Manufacturing
						333990	All Other General-Purpose Machinery Manufacturing
SCT-18	UNI-SPRAY NOZZLES INC.	44 DURWARD PL WATERLOO N2L 4E4	1987	0	11	3498	FABRICATED PIPE AND PIPE FITTINGS
						3499	FABRICATED METAL PRODUCTS, NOT ELSEWHERE CLASSIFIED
						5085	INDUSTRIAL SUPPLIES
SCT-19	Uni-Spray Systems Inc.	44 Durward Pl Waterloo N2L 4E4	1987	12000	15	332118	Stamping
						332810	Coating, Engraving, Heat Treating and Allied Activities
						332910	Metal Valve Manufacturing
						332999	All Other Miscellaneous Fabricated Metal Product Manufacturing

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft²)	Employment	SIC/NAICS Code	Description
SCT-20	METROPOLITAN PUMP CO. LIMITED	665 COLBY DR UNIT 1-2 WATERLOO N2V 1C2	1977	3300	6	3053	GASKETS, PACKING AND SEALING DEVICES
						3089	PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED
						3491	INDUSTRIAL VALVES
						3561	PUMPS AND PUMPING EQUIPMENT
						3586	MEASURING AND DISPENSING PUMPS
						3589	SERVICE INDUSTRY MACHINERY, NOT ELSEWHERE CLASSIFIED
						3613	SWITCHGEAR AND SWITCHBOARD APPARATUS
						3625	RELAYS AND INDUSTRIAL CONTROLS
						5063	ELECTRICAL APPARATUS AND EQUIPMENT, WIRING SUPPLIES, AND CONSTRUCTION MATERIALS
						5083	FARM AND GARDEN MACHINERY AND EQUIPMENT
						5084	INDUSTRIAL MACHINERY AND EQUIPMENT
						5085	INDUSTRIAL SUPPLIES
SCT-21	Waterloo Custom Fabricators Inc.	665 Colby Dr Unit 5 Waterloo N2V 1C2	1994		8		
SCT-22	Ben Shaw Custom Fabricators Inc.	665 Colby Dr Unit 5 Waterloo N2V 1C2	2002		10	332999	All Other Miscellaneous Fabricated Metal Product Manufacturing
SCT-23	HIBERG WOODWORKING	665 COLBY DR UNIT 8 WATERLOO N2V 1C2	1974	1260	2	2431	MILLWORK
SCT-24	RAM STEEL CO	665 COLBY DR WATERLOO N2V 1C2	1994	0	3	3446	ARCHITECTURAL & ORNAMENTAL METAL WORK
						3496	MISCELLANEOUS FABRICATED WIRE PRODUCTS

Scott's Manufacturing Directory

Map Key	Company	Address	Established	Plant Size (ft^2)	Employment	SIC/NAICS Code	Description
SCT-25	Metropolitan Pump Co. Ltd.	665 Colby Dr Unit 1-2 Waterloo N2V 1C2	1977	3300	7	326140	Polystyrene Foam Product Manufacturing
						326198	All Other Plastic Product Manufacturing
						332910	Metal Valve Manufacturing
						333310	Commercial and Service Industry Machinery Manufacturing
						333910	Pump and Compressor Manufacturing
						335315	Switchgear and Switchboard, and Relay and Industrial Control Apparatus Manufacturing
						339990	All Other Miscellaneous Manufacturing
						416110	Electrical Wiring and Construction Supplies Wholesaler-Distributors
						417110	Farm, Lawn and Garden Machinery and Equipment Wholesaler-Distributors
						417230	Industrial Machinery, Equipment and Supplies Wholesaler-Distributors
SCT-26	WATERLOO CUSTOM FABRICATORS	665 COLBY DR UNIT 14 WATERLOO N2V 1C2	1994	0	3	3499	FABRICATED METAL PRODUCTS, NOT ELSEWHERE CLASSIFIED
						332999	All Other Miscellaneous Fabricated Metal Product Manufacturing

Appendix: Ontario 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 publicly 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 descriptions for more information.

Federal Government Source Databases: **Diagram Identifier:**

Environmental Effects Monitoring 1992-2004 **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.

Environmental Issues Inventory System 1992-2001 **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-Jan 2002 **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 2000-2005 **FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

Fisheries & Oceans Fuel Tanks 1964-Sept 2003 **FOFT**

Fisheries & Oceans Canada maintains an inventory of all aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Indian & Northern Affairs Fuel Tanks 1950-Aug 2003 **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.

National Analysis of Trends in Emergencies System (NATES) 1974-1994* **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 **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. Please note that due to the September 2001 terrorist attack, new National Security protocols have prohibited any release of updates to this database.

National Defence & Canadian Forces Spills March 1999-Feb 2005 **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, 2003 **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 **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-June 2004 **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 1993-2005 **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 of 178 specified substances.

Parks Canada Fuel Storage Tanks 1920-Jan 2005 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.

Transport Canada Fuel Storage Tanks 1970- May 2003 TCFT

Within 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.

Provincial Government Source Databases:

Abandoned Aggregate Inventory Up to Sept 2002 AAGR

The MAAP Program maintains a database of all abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.

Aggregate Inventory Up to May 2005 AGR

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

Abandoned Mines Information System 1800- 2005 AMIS

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Certificates of Approval 1985-Sept 2002 CA

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act ("OWRA"); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA.

Coal Gasification Plants 1987, 1988* COAL

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.

Compliance and Convictions 1989-2003 CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Drill Holes 1886-2005 **DRL**

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Environmental Registry 1994-July 2003* **EBR**

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, licence, or certificate of approval to release substances into the air or water; these are notified on the registry.

Ontario Regulation 347 Waste Generators Summary 1986-2005 **GEN**

Regulation 347 of the Ontario EPA defines a waste generation site 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 registration number, company name and address of registered generators including the types of hazardous wastes generated. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Mineral Occurrences 1846-Oct 2004 **MNR**

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the planimetric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Non-Compliance Reports 1992(water only), 1994-2005 **NCPL**

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Ontario Oil and Gas Wells 1800-Oct 2006 **OOGW**

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. Information available for all wells in the ERIS database include well owner/operator, location, permit start date, well cap date, licence number, status, depth and the primary target (rock unit) of the well being drilled.

Ontario Inventory of PCB Storage Sites 1987-Oct 2004 **OPCB**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Ministry Orders 1995-1996 **ORD**

Control Orders/Documents are enforcement actions issued by the Ministry of the Environment to deal with environmental violations. They clarify and allocate individual/joint liability when issuing clean-up orders for contaminated sites.

Occurrence Reporting Information System 1988-2002 **ORIS**

This database identifies sources, effects/actions and approximate locations of spills and occurrences within Ontario. The locations identified on the locator diagram refer to the facility responsible for the spill. The actual location of the spill can be derived from the descriptions provided in the detailed report.

Pesticide Register 1988-Oct 2006 **PES**

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Private Fuel Storage Tanks 1989-1996* **PST**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Ontario Regulation 347 Waste Receivers Summary 1986-2005 **REC**

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste 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. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by 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 registration number, company name and address. This information is a summary of all years from 1986 including the most currently available data.

Record of Site Condition 1997-Sept 2001 **RSC**

The Record of Site Condition (RSC) provides a summary of the final environmental condition of a site, once an environmental site assessment and/or restoration approach has been undertaken. The database provides information on the site restoration approach used (Background, Generic, Site Specific Risk Assessment), location of contaminated site, whether contamination extends past 1.5m from the surface thereby requiring "stratified restoration", soil type, and the date when RSC was submitted/acknowledged/ responded to by the Ministry of the Environment. A site restoration approach involves the use of soil and groundwater quality criteria, which have been developed to provide protection against adverse effects to human/ecological health and the natural environment. These criteria may be applied to agricultural, residential/parkland, industrial/commercial land uses; as well as potable (source of drinking water) and nonpotable groundwater use.

Wastewater Discharger Registration Database 1990-1998 **SRDS**

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002 **WDS**

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory **Up to Oct 1990*** **WDSH**

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Water Well Information System **1955-2005** **WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are available upon request and would be provided as a separate report.

Private Source Databases:

Anderson's Waste Disposal Sites **1930-2004** **ANDR**

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the *Ontario MOE Waste Disposal Site Inventory*, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. *Please note that the data is not warranted to be complete, exhaustive or authoritive. The information was collected for research purposes only.*

Automobile Wrecking & Supplies **2001-June 2005** **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.

Commercial Fuel Oil Tanks **1948-Sept 2006** **CFOT**

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with TSSA. This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Chemical Register **1992, 1999-June 2005** **CHEM**

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

ERIS Historical Searches **1999-June 2006** **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.

Canadian Mine Locations **1998-2005** **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.

Oil and Gas Wells **Oct 2001-2006** **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 Nickles' 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** **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.

Retail Fuel Storage Tanks **1989-June 2005** **RST**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of licensed retail fuel outlets. The MCCR no longer collects this information. Current information is now collected from private sources. This database includes an inventory of retail fuel outlet locations that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Scott's Manufacturing Directory **1992-2005** **SCT**

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

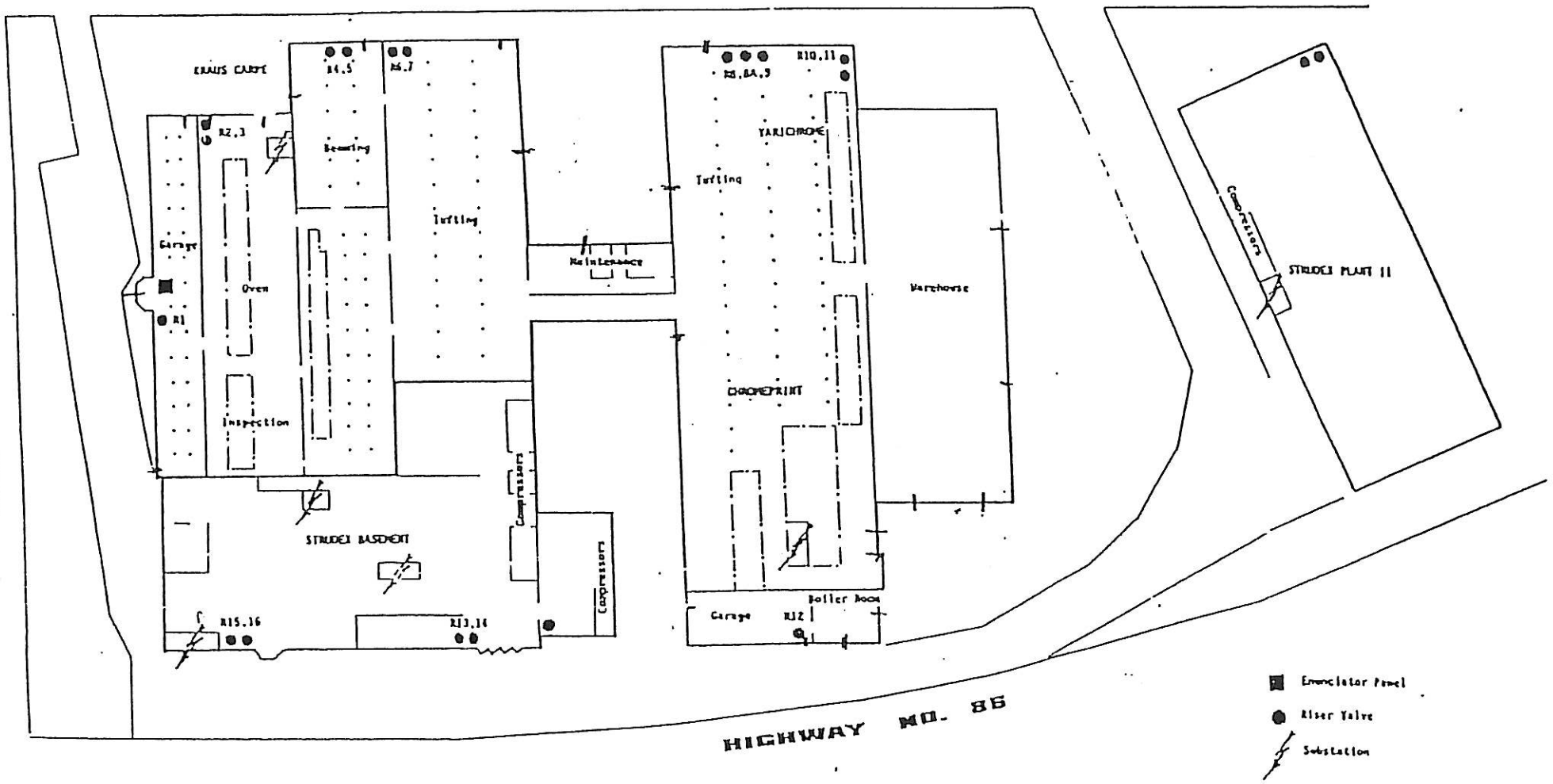
Anderson's Storage Tanks **1915-1953*** **TANK**

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. *Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.*

Appendix H:
Company Information

SUMMARY OF SALIENT FACTS

LOCATION:	65 Northfield Drive West & 525-565 Conestogo Road West, Waterloo, Ontario
LEGAL DESCRIPTION:	Part Lot 8 German Company Tract, Township of Waterloo, Parts 1, 2, 3, 4, 5 and 6 of Reference Plan 58R-4092; Subject to Instrument Number 369437, 465123E and # B45015, City of Waterloo, Regional Municipality of Waterloo.
PROPERTY RIGHTS APPRAISED:	Fee Simple Interest
REGISTERED OWNER:	Strudex Fibres Limited
EFFECTIVE DATE:	February 15, 2007
SITE DIMENSIONS/AREA:	Approximately 700 feet frontage Northfield Drive West. Approximately 1,800 feet flankage on Conestogo Road West. Area: 1,156,953 sq.ft. / 26.56 acres ±
EXISTING BUILDING SIZES:	
BUILDING NO. 1:	
Main Floor Industrial/Manufacturing/Warehouse Areas:	447,241 square feet
Mezzanine Floor Areas:	120,840 square feet
Basement Space Warehouse Areas:	145,460 square feet
Towers (Second Floor Areas):	20,992 square feet
Towers (Third Floor Areas):	20,992 square feet
Towers (Fourth Floor Areas):	20,992 square feet
TOTAL GROSS FLOOR AREA OF BUILDING NO. 1:	776,517 square feet
BUILDING NO. 2:	
Main Floor Industrial/Manufacturing/Warehouse Areas:	73,517 square feet
TOTAL GROSS FLOOR AREA:	850,279 square feet


CONESTOGA ROAD
NORTHFIELD DRIVE
HIGHWAY NO. 86
ERAUS CARPE
R4,5
R6,7
R2,3
Beaming
Tufting
Garage
Oven
R1
Inspection
STRUDEL BASEMENT
R15,16
R13,14
Compressors
Compressors
Maintenance
R10,11
R8,8A,9
YARNDROP
Tufting
Warehouse
DROPPRINT
Boiler Room
Garage
R12
Compressors
STRUDEL PLANT II
Enunciator Panel
Riser Valve
Substation