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31 August 2015

Manitoba Conservation and Water Stewardship
309 - 25 Tupper St. North
Portage la Prairie, Manitoba
R1N 3K1

Attention: Environmental Compliance and Enforcement

Dear Sirs:

Re: License #2401 - Global Grain Canada Ltd.

We are in the process of acquiring Global Grain Canada Ltd. through our Manitoba subsidiary NG Processing MB Inc. and it has come to our attention that not all of the sites which are operating are covered under the current license noted above.

We request that the Department make a minor amendment to include all three locations under the current license and that this current license shall continue for the acquiring entity.

Your department has already visited the sites and if you require any further information please contact Matt Lomax or Frank Reimer at Global Grain Canada Ltd. phone # 204-829-3641.

Enclosed Received
by S. Jay Ruckham
E081 Sept 1/2015
forwarded by internal
mail ~~to~~ to
Siobhan Burlaud Ross
Mngr: Municipal, Industrial
and Hazardous
waste.





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Your department has already visited the sites and if you require any further information please contact Matt Lomax or Frank Reimer at Global Grain Canada Ltd. phone # 204-829-3641.



If you require any information about the acquirer please contact me at 604-597-5060.

Yours truly,
ILTA Grain Inc./NG Processing MB Inc.

A handwritten signature in blue ink, appearing to read 'D. Burneski', with a long horizontal flourish extending to the right.

Dan Burneski
President

Environment Act Proposal Form - AMENDMENT
MINOR



Name of the development: GLOBAL GRAIN CANADA LTD. TO BECOME NG PROCESSING MB INC.	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): OPERATING CLASS 1	
Legal name of the applicant: GLOBAL GRAIN CANADA LTD.	
Mailing address of the applicant: P.O. BOX 218	
Contact Person: MATT LOMAX / FRANK REIMER	
City: PLUM COULLE	Province: MB Postal Code: R0G 1R0
Phone Number: 204 829 3641	Fax: 204-829-3087 email: MATT@GLOBALGRAIN.COM
Location of the development: PLUM COULLE, MANITOBA	
Contact Person: MATT LOMAX	
Street Address: HWY. 14 + 306 CORNER	
Legal Description: PARCEL 344 PLAN 816 MLTO NW 1/4-1-3-3 WPM LOT 2, 3 & BLOCK 1 PLAN 649 MLTO NE 1/4-2-3-3 WPM LOT 3 S.S. PLAN 492 MLTO N 1/2 1-3-3 WPM LOT 1 PLAN 2257 MLTO NE 1/4 2-3-3 WPM # 2430855/9	
City/Town: PLUM COULLE, MANITOBA	Province: Postal Code: R0G 1R0
Phone Number: 204-829-3641	Fax: 204-829-3087 email: MATT@GLOBALGRAIN.COM
Name of proponent contact person for purposes of the environmental assessment: MATT LOMAX / FRANK REIMER	
Phone: 204-829-3641	Mailing address: P.O. BOX 218 PLUM COULLE, MAN R0G 1R0
Fax: 204-829-3087	
Email address: MATT@GLOBALGRAIN.COM	
Webpage address:	
Date: AUG-31/15	Signature of proponent, or corporate principal of corporate proponent: GLOBAL GRAIN CANADA LTD. NG PROCESSING MB INC. <i>Frank Reimer</i>
	Printed name: FRANK REIMER DAN BURNESKI

GLOBAL GRAIN CANADA LTD.

ILTA GRAIN INC.

NG PROCESSING MB. INC.

**ALTERATION OF LICENSE #2401
COVERING THE OPERATING LOCATIONS AT PLUM
COULEE MANITOBA**

August 28, 2015

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EXECUTIVE SUMMARY

Global Grain Canada Ltd. (GG) is the holder of Manitoba Environment Act License #2401. The License appears to not cover all of their operating locations that have been in existence for many years.

GG is in the process of changing ownership and the current and future owners wish to clarify the License and ensure all operations are covered currently and after the change in ownership. The expected transfer date is September 15, 2015.

The acquirer is a Manitoba company incorporated as NG Processing MB Inc. (NGPMB) owned by ILTA Grain Inc. (ILTA).

GG currently operates three specialty grain cleaning/storage facilities located in Plum Coulee, Manitoba. The products handled are primary agricultural commodities which includes edible beans, sunflower and other locally grown agricultural products. The processing involves the removal of straw, organic matter, dust and other unwanted matter referred to as foreign material (FM) that is not removed by a combine. The product received is further cleaned and bagged for shipment worldwide for human consumption. The materials cleaned out of the product after delivery to the sites and not suitable for human consumption is sold as animal feed or disposed of in the Municipal dump. Very little product is delivered to the dump and it is primarily dirt removed from the product.

No water is used in the process and no water is discharged into any waterway. The sources of environmental issues would revolve around Dust, Noise and potential odour. All three of these items are dealt with at the various plant level and are of minor significance due to many mitigating processes and factors related to the locations.

The sites are well maintained and further improvements that will further improve the product which will also reduce any potential for environmental issues are being undertaken.

The applicants request that the license be amended to cover the required correction and transfer.

Introduction and Background:

Introduction:

Global Grain Canada Ltd. (GG) currently has a Manitoba Environmental Act License #2401. It has come to GG's attention that the current license does not cover all three sites owned and operated by GG. GG and the other named parties to this submission believe a minor alteration is required to correct the license to cover all three sites and the pending change of ownership. The site was last inspected by Manitoba Conservation and Water Stewardship on December 18, 2014 and no issues were raised. A copy of the letter received is attached as Exhibit "A"

Background:

GG specializes in the origination, cleaning and exporting of specialty grain products which include dry edible beans, sunflower, buckwheat, peas, lentils and other specialty grains grown by farmers in Manitoba. GG's head office is located at the corner of PTH #14 and Provincial Road #306, Plum Coulee, Manitoba. The raw agricultural products are delivered to the three facilities currently owned and operated by GG at Plum Coulee, Manitoba. The primary agricultural product is taken into the three facilities, stored and cleaned using various grain cleaning machinery to produce a product suitable for human consumption to be shipped to customers worldwide.

ILTA Grain Inc. (ILTA) and its new Manitoba incorporated subsidiary NG Processing MB Inc. (NGPMB) is a company engaged in the origination, processing and exporting of specialty grain products such as peas, lentils, flax, edible beans and other grains and oilseeds. ILTA Grain Inc.'s head office is located at 8427-160th St. Surrey B.C., V4N. ILTA through its subsidiary NGPMB is in the process of acquiring the plant and infrastructure of GG to expand its product line to include the above products grown in the region. ILTA currently operates 4 similar plants in various regions of Saskatchewan most of which are in close proximity to towns and significant population. ILTA will open a new "state of the art" 5th plant which is under construction in November 2015 located at Saskatoon.

This submission is a request to alter the current license to cover all of the entities described above now and after the closing of the sale which is expected to occur on September 15, 2015.

Current GG Facility Locations:

The facilities are located in and near the Town of Plum Coulee in the Municipality of Rhineland. Exhibit "B" shows the location of the facilities in relation to the Town.

Plant A's location is on the corner of Primary Road (PR) #306 and Provincial trunk highway #14. Plant A has been at this location for approximately 50 years. The legal description is (Lots 2, 3, 4 Block 1 Plan 649 MLTO in the NE ¼ 2-3-3 WPM)and the site plan and pictures are attached as Exhibit "C". The land is zoned "MG" Industrial General Zone and the use of the land for grain cleaning, storage, sorting, processing distribution of sales, including specialty pulses/grains/oilseeds is permitted. Exhibit "D" is the letter from the Municipality of Rhineland outlining the zoning.

Global Grain's storage Quonsets (Quonsets) (Sheds 1 – 4 metal, and Blue "Fabric" Quonset) are located to the east of Plant A across PR #306. The legal descriptions covering these sites is (Lot 3, S.S. plan 492 MLTO in N ½ 1-3-3 WPM) and the site plan and pictures are attached as Exhibit "E". (Parcel 3 and 4 plan 816 MLTO in the NW ¼ 1-3-3 WPM) and the site plan is attached as Exhibit "E". The land is zoned "AR40" Restricted Agricultural Use Zone. The use of the land for grain cleaning, storage, sorting, processing distribution of sales, including specialty pulses/grains/oilseeds is permitted. Exhibit "F" is the letter from the Municipality of Rhineland outlining the zoning and permitted use.

Plant B's location is on the corner of Railway and Centre in the town of Plum Coulee. The address is #245 South Railway St. It is located adjacent to the CPR rail line serving the area and the town of Winkler and area. The legal description is Lot 1 Plan 2257 MLTO in NE ¼ 2-3-3 WPM title # 2430835/4. The site plan and pictures are attached as Exhibit "G". The land is zoned "MG" Industrial General Zone and the use of the land for grain cleaning, storage, sorting, processing distribution of sales, including specialty pulses/grains/oilseeds is permitted. Exhibit "H" is the letter from the Municipality of Rhineland outlining the zoning.

None of the sites produce or discharge any runoff into any waterway, river or stream. The Quonsets property is adjacent to a water control works plan but this is more related to runoff and town drainage. No water is used for processing at any of the sites.

Description of Operation and Development

Current Situation:

All sites currently are in operation and have existed in the area for many years. Global Grain Canada Ltd. is registered with a license under #2401 which on further review seems to only relate to Plant B the 245 South Railway location. It is unclear whether this license was intended to cover all locations but in any event it is desirable to bring all locations under one license and ensure this License is transferrable to any new acquirer.

General Operations/Developments:

Products/Materials Handled:

-The products received, cleaned and shipped are grains, oilseeds and specialty agricultural products such as edible beans (black, navy, pinto, Cranberry, kidney, etc.) which are grown by farmers in Southern Manitoba and the North Dakota region. The facility also handles sunflower, buckwheat and other smaller volume crops. All product is naturally grown product received from local farmers after harvest.

Method of Operation:

Receiving:

-Product is received from farmers either directly into Plant A or Plant B if product is relatively clean and free of foreign material such as dirt, straw and other grains remaining from the combining process. If the product is less clean it is received into the Quonsets for storage/pre cleaning and then transferred to Plant A or B for final cleaning. The majority of product is initially received into the Quonsets. The product being received directly from the farmers will contain some soil material and straw/foreign material (FM) which was not cleaned out by combining the material. All of this FM is natural material. Normally 2-3 % of the material being delivered is considered FM. The truck delivering the product is weighed and pulls over an unloading pit or conveyor to move the product into the plant or Quonset. During this process a small amount of dust may be created from the bottom of the truck unload gate but this very minimal. To ensure that we eliminate most of the dust in the plant, and surrounding air all product that we deem to dusty to directly receive at a plant is pre-cleaned in Quonsets -Shed #3.

The product is put into a bin or Quonset for future use and is sealed in to prevent damage from water and the elements.

Processing:

-When the product is ready to be cleaned in one of the plants, the product is loaded by conveyor from the bottom of a bin or from the Quonset into a truck to be moved to the plant. If it is from the bins it is enclosed and if from a Quonset generally it is from within the Quonset so the creation of any dust is minimal during this move.

Once the product is within the plants it goes through a number of different cleaning machines which remove the FM and any earth adhering to the product. The product is readied for human consumption. Within the plant there is dust control and processes to remove the dust from the air so it does not adhere to the product. This dust is collected in dust collection equipment and disposed of in the local waste dump – Solid Waste Area Management Plan

Landfill site also known as S.W.A.M.P (<http://www.mordenmb.com/city-services/sanitation-services/landfill-swamp>)

The amount of dirt and organic waste collected is small and is less than 1 truck load per week (20 m.t.) The other material removed in the cleaning process such as straw and other grains removed in the cleaning process is binned and sold as animal feed. There is very little waste product or any material released into the environment. No water is used in the process as it is totally dry processing and no additives or chemicals are used or stored on site for use in the process. There are no pollutant's in the form of solids, liquids, gas, smoke released into the environment.

Once the product is cleaned and ready to ship to a customer it is either put back into an enclosed grain bin or is in bags of various sizes ranging from 25kg to 2 m.t. the product is valuable and is stored in enclosed warehouses which are dust free.

Shipping:

-Once the product has been cleaned it is put into either bags or bulk for loading out for shipment. The product is stored in either the warehouses or in bulk bins. Generally the product is loaded from the warehouse to semi-trailer trucks for shipment to the customers. Plant B loads railcars that are delivered onto the CPR rail siding adjacent to the plant. This can be boxcars and/or grain hopper cars. CPR delivers the railcars and picks up the loaded railcars on their schedule which GG has no control over. This can occur anytime 7 days per week. Access to rail shipment is mandatory as many customers need to receive in this manner. As all product has been cleaned at this point there is no pollutant involved and there may be a minimal amount of noise related to the movement of trucks and railcars. Trucks and railcars are loaded during the day but the railway may pick up or drop off railcars at any time. There is no more noise than already exists due to the rail line that has existed for many years.

Processing and Plant Flow Summary:

- 1) Product is scaled before receiving where quality assessment takes place.
- 2) Product will be pre-cleaned in shed #3 if FM level is higher.
- 3) Product is received into Plant A from shed #3 or trucks if acceptable for final cleaning then delivered to Plant B for final cleaning.
- 4) Clean product is stored in warehouses or hopper bins for final shipment.
- 5) Product is loaded to mode of transport either road or rail from warehouses and bins at applicable Plant.
- 6) The screenings/cleaned out product from Plant A and B are brought to Shed #1 for storage before being sold to animal feed processors which grind and extrude the product.
- 7) All refuse e.g., dirt and FM. Is sent to S.W.A.M.P Landfill. All product brought to S.W.A.M.P are scaled and deep buried to a minimum of two meters, and charged to Global Grain. Solid Waste Area Management Plan Landfill site also known as S.W.A.M.P (<http://www.mordenmb.com/city-services/sanitation-services/landfill-swamp>)

Other Factors:

Hours of Operation:

Hours of operation vary dependent on the season. Harvest season will require more hours of operation. Average hours of operation are 16 – 20 hours per day. Other times of the year require less hours, but will average 10 hours of operation. Normal operating hours are 7 am to 10 pm. 7 days per week.

Surrounding Properties:

GG Plant A has one neighbor residential property directly to the North of the mill location. This residence has a large row of trees between Plant A and the residence. On the West side of Plant A is a fuel station, truck stop, restaurant as well as storage sheds. The East side is Provincial Road #306 and to the south is PTH #14.

GG Quonset site (Shed's 1, 2, 3, 4, and "Fabric") These facilities have one residential property directly to the East approximately 1/4 mile. On the West

side is Provincial Road #306. On the south and North is Vacant land for at least ¼ mile.

GG Plant B is the closest to any residential properties. Residential properties are located to the south along Railway Street. One business property East of Plant B, Legumex Walker, is using this as a similar facility as well as storage/ rail loading facility. Directly West of Plant B is an empty railway property designated as a railway producer car loading site owned by CP rail. North of Plant B is the main CPR rail lines going through Plum Coulee servicing facilities in Plum Coulee. On the North side of the rail lines there is a skate park, town museum, business and residential properties along North Railway.

The site has no direct effect on any heritage, wildlife, fisheries, forestry, groundwater or surface water.

Chemical/Fuel Storage:

GG does not nor have we ever stored any Gasoline in above or below ground storage tanks on the premise. No chemicals or fertilizer is stored at the sites. We do have propane fuel for our lift trucks that is stored outside in a storage cage. Minimal amounts of household cleaners are at the site for hygiene and use in cleaning of the facility.

General Conditions:

The facilities are used to clean primary agricultural production to human consumption standards. The facilities are inspected by Canadian food inspection Agency (CFIA) personnel to qualify for issuance of phytosanitary certificates, etc. The overall housekeeping of the facilities is kept to a level that is suitable for the types of products handled.

Potential Environment Issues and Mitigating Procedures:

As no chemicals, water or other potential pollutants are used at any of the sites and it is basically the following three items that may be of any environmental concern in this type of operation.

Dust:

Source:

-The product arrives at the facilities from farmers fields or bins and will contain some dirt not removed when combined. When unloading the arriving truck some dust may be present. A typical truckload of 42 m.t. may contain .5 m.t. of FM of which .1 m.t. may be dirt/dust.

Mitigating Process:

-The trucks are generally first unloaded at the Quonsets which have good separation from any residential areas.

-No significant movement of material on windy days which would cause any dust to travel widely.

-any overly dusty material is unloaded inside the Quonsets.

Source:

-Product cleaned through the plants contains some dust and FM. This dust and FM is removed in the cleaning process creating the possibility of dust emissions.

Mitigating Process:

-Both plants have air filtration and dust collection systems in place to remove the dirt and FM from the product being cleaned. This product is binned for either sale as feed (organic matter) or the dirt is hauled to the dump and buried in accordance with the standards of the dump and CFIA.

-The product is being cleaned to human consumption standards and the level of dust at this stage is very low.

-Loading out of clean product creates no dust as it has all been removed. The movement of trucks on the lot is at very slow speeds and dust is minimal. The yard is graveled and the creation of dust is minimized.

-The dust is not flammable and not susceptible to explosion or combustion.

Noise:

Source:

-Loading, unloading of material and operation of the Cleaning machinery creates a limited amount of noise.

Mitigating Process:

-Cleaning equipment is well maintained to operate efficiently and the majority is within the walls of the plant. The noise level within the plant and outside the plant is well within accepted standards to not require any hearing protection.

-There is some noise associated with a truck arriving to load or unload but this is minimal not constant and consistent with Vehicular traffic. All steps are taken to minimize noise levels.

-Arrival and departure of railcars can create noise but this is largely beyond our control. The railway delivers railcars on their schedule and removes them on their schedule. Once the railcar is placed on the siding there is minimal noise associated with loading the railcars. The arrival and departure of railcars is not a daily event and likely only occurs 2-3 times per month.

-Both plants are CFIA certified

ODOUR/STORAGE ISSUES:

Source:

-Grain that is wet or poorly stored will start to give off an unpleasant smell that is not harmful but unappealing. Spilled grain or poorly stored grain.

Mitigating Process:

-The product handled is expensive grain and therefore every effort is made to not spill or have any product spoil. So the economic incentive is there to ensure this is not a problem.

-Spills are minimized and if they occur are promptly cleaned up.

-Product is stored in sealed Quonsets or bins to prevent deterioration.

-Product is inspected daily to ensure it is in good condition.

Source:

-Rodents can be attracted to grain being stored and handled

Mitigating Process:

-The plants, warehouses and Quonsets are protected by rodent traps which are regularly inspected and cleaned. Outdoor bait stations are used and indoor live traps are used. Disposal of any rodents is in accordance with safe handling procedures.

-Rodent and insect protection and procedures are also part of the CFIA protocol.

Decommissioning/Improvements of Structures and sites:

No Decommissioning is planned that would cause any change to the current operations and facilities.

A new office building at Plant A will be built to replace the office attached to the processing building. The processing building at Plant A will be replaced with a new structure which will allow new cleaning and dust control systems to be installed to further improve the quality of product produced. These

changes will improve the environmental impact and appearance of the site and in no way will alter any environmental impact.

Plant B will have some upgrades undertaken to improve the processing capability and also improve the quality of product produced. These upgrades and additions will further reduce any environmental impact from dust and noise as new modern equipment will be utilized which is more efficient.

Any work undertaken will be done in accordance and approval of the local building codes and required approvals.

Emergency Protocol:

GG is working with dust that is not flammable or know for dust explosions. No dangerous substances are held onsite which would create an abnormal hazard.

Upon an emergency such as a fire, contact 911, and warn surrounding residences to evacuate the vicinity. Plant A is to evacuate the neighbor to the North. Plant B and the Storage site (Shed 1, 2, 3, 4 "Fabric") are no danger to surrounding residences and business.

Emergency contact info.

Frank Reimer 1-204-325-6017

Matt Lomax 1-587-727-1987

Emergency services 911

Summary:

GG, ILTA and the acquirer NGPMB request that the alteration of the license be treated as a minor alteration and the license be amended as required to include the above facts.

The products handled are naturally occurring primary agricultural products and the impact on the environment, human and health implications are minimal. The areas operated in are zoned appropriately and access to rail is mandatory for this type of industry. The potential effects are minimal and can be mitigated relatively easily.

The operations have existed for many years in the area and have been good neighbors. The operations will continue under new ownership which will continue to enhance the operations, improve the facilities and provide opportunity to the local growers, employees and business community.

We would appreciate the Environmental Approvals Branch assistance in rectifying and transferring the license accordingly in accordance with the Minor alteration process.

Regards

A handwritten signature in blue ink, appearing to be 'D. B.', with a long, sweeping flourish extending to the right.

Global Grain Canada Ltd.

ILTA Grain Inc.

NG Processing MB Inc.

Exhibits:

- | | |
|-------------|--|
| Exhibit "A" | Letter of January 9, 2015 Re: License #2401 |
| Exhibit "B" | View of General Facility Area. |
| Exhibit "C" | Land survey and sketch/Picture looking N/W/E |
| Exhibit "D" | Zoning Memorandum |
| Exhibit "E" | Surveyor's Building Certificate |
| Exhibit "F" | Zoning memorandum –quonset land |
| Exhibit "G" | Surveyor's Building Certificate-Plant B |
| Exhibit "H" | Zoning memorandum – Plant B 245 South Railway Ave. |



Conservation and Water Stewardship

Environmental Compliance and Enforcement / Central Region
309-25 Tupper Street North, Portage la Prairie, Manitoba R1N 3K1
T 204 239-3984 F 204 239-3215
www.manitoba.ca/conservation

January 9, 2015

File No. 4434.00
Licence No. 2401

Frank Reimer
Global Grain Canada Ltd
HWY 306 & 14
Plum Coulee, MB R0G 1R0

Dear Mr. Reimer:

Re: Inspection of Global Grain Canada Ltd facility at NE 02-03-03 W, Rural Municipality of Rhineland – Environment Act Licence No. 2401

Manitoba Conservation and Water Stewardship conducted a routine inspection of your grain handling facility located at NE 02-03-03 W in the Town of Plum Coulee on December 18, 2014. During the inspection, you indicated that you are operating at 3 sites namely: the main grain processing site on highway 306, the storage sheds across the road from the processing plant and the loading site at the Railway Avenue.

This operation appeared to be generally well operated with good housekeeping and in compliance with the terms and conditions of the operating licence for the facility, Environment Act Licence (EAL) 2401. No visible emission was observed nor any offensive odour perceived at the time of inspection. This office has not received any complaint regarding your operation in recent times.

As noted during the inspection, you must always ensure prompt clean-up of grain spill outside of the processing plant as required by Clauses 8 of your licence.

Should you have any question regarding this letter, please contact me at (204) 239-3984.

Sincerely,

Dupe Ige, Environment Officer
Environmental Compliance and Enforcement

Google earth

feet
meters

1000
300



Example 11/11/11

EXHIBIT 11B11-2



Google earth





Google earth

feet
meters



DEPOSIT NO. 739/2010 ORIGINAL

PLAN OF SUBDIVISION OF PART OF N.E. 1/4 SECTION 2, TOWNSHIP 3, RANGE 3 W.P.M. BEING LOT 1, BLOCK 1, PLAN NO. 649 VILLAGE OF PLUM COULEE MANITOBA

SCALE: 1 INCH=100 FEET

NOTES:
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS OF A FOOT.
 SURVEY MONUMENTS FOUND ON THE GROUND ARE OBSERVED AND SHOWN THIS...
 MONUMENTS 1" X 1" X 30" MARKED AS PLANTED AT ALL POINTS SHOWN THIS...
 MONUMENTS 3/4" X 3/4" X 30" MARKED AS PLANTED AT ALL POINTS SHOWN THIS...
 ALL PLANS REFERRED TO ARE ON RECORD IN THE MANITOBA LAND TITLES OFFICE.
 LAND ACQUIRED BY THE REGISTRATION OF THIS PLAN IS SHOWN BOLDENED THIS...

AFFIDAVIT
 I, ALBERT GORDON BROWN, OF THE CITY OF WINNIPEG, MANITOBA LAND SURVEYOR, MAKE CITY AND SAY THAT I DO PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN, THAT THE SURVEY WAS MADE BETWEEN THE 15th DAY OF MAY, A.D. 2010, AND THAT THE SURVEY AND PLAN ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SWORN TO BEFORE ME AT THE CITY OF WINNIPEG THIS 21st DAY OF AUGUST, A.D. 2010

Albert Gordon Brown
 MANITOBA LAND SURVEYOR

OWNER: *Trico Coulee Investments Inc.*
 APPROVED BY PLANNING COMMITTEE OF APPROVAL NO. 2010-11-1491 THIS 21st DAY OF August 2010

APPROVED BY THE APPROVING AUTHORITY

REGISTRATION
 DIVISION AND REGISTERED IN THE MANITOBA LAND TITLES OFFICE AT PLAN NUMBER 24481

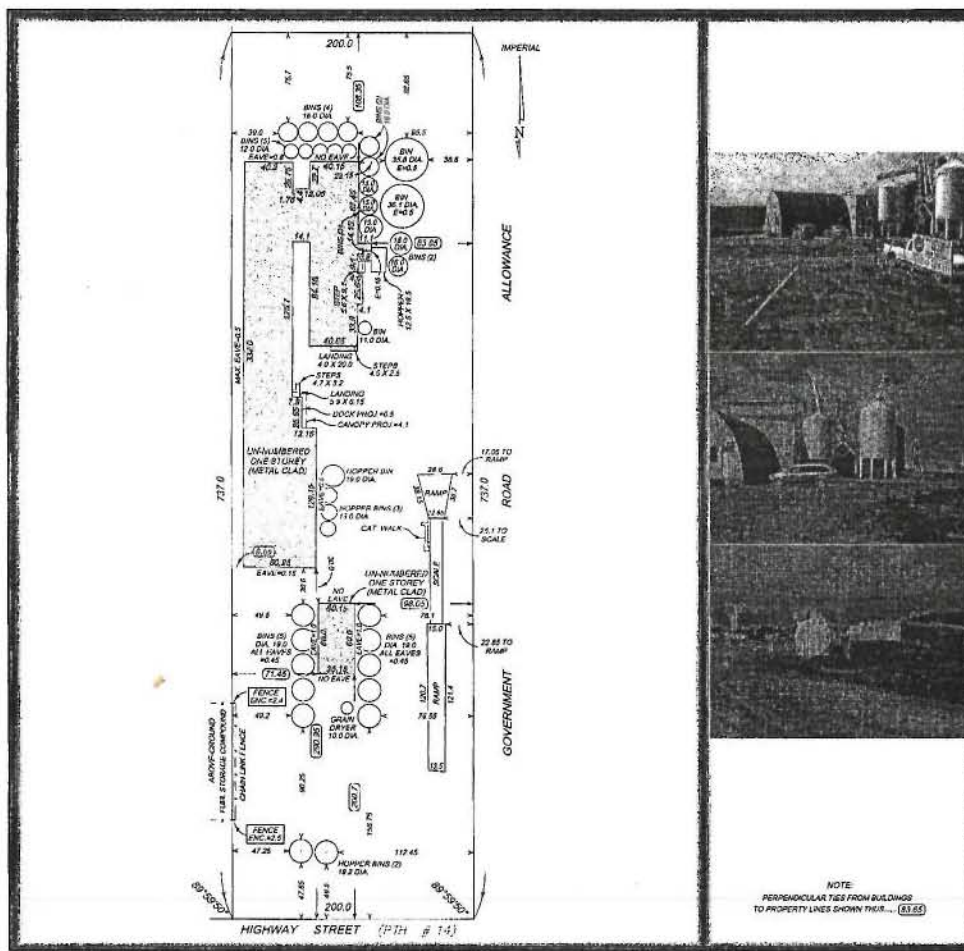
FOR REGISTER GENERAL
 REGISTERED IN THE MANITOBA LAND TITLES OFFICE AT PLAN NUMBER 24481

FOR DISTRICT REGISTAR
 REGISTERED IN THE MANITOBA LAND TITLES OFFICE AT PLAN NUMBER 24481

MANITOBA LAND SURVEYOR GENERAL
 1170 MAIN STREET, WINNIPEG, R3B 0Y4



MANITOBA LAND SURVEYOR GENERAL



Albert G. Dwyer S.L.S. C.S.
 Leah K. McLaughlin S.L.S. C.S.
 Jim G. Walsh S.L.S. P.A. S.L.S. C.S.
 James Daley S.L.S.
 Lucette Latham S.L.S.
 Andrew Van Walle S.L.S.
 Vincent B. D. Scahill S.L.S.
 Joann A. Cunniff S.L.S.

Pollock & Wright LAND SURVEYING - GEOMATICS
 127 Fairbairn, Winkler, MB R2C 1G4 | Winkler 944-1399
 1-800-941-1427 F. 620-293-8224 | Oak Centre, P.O. Box 266, Winkler, MB R2M 0E1
 Tel. Fax: 620-293-8224 | 1-877-274-6622

SURVEYOR'S BUILDING LOCATION CERTIFICATE

PREPARED FOR:
 Gary O'Rourke Law Office
 Barrister and Solicitor
 184 Main Street, PO Box 1147
 Winkler, MB
 R2W 4B2

CIVIC ADDRESS: Town of Plum Coulee

CERTIFICATE(S) OF TITLE: 15498324

REGISTERED OWNER(S):
 OLOMAL GRAIN CANADA LTD.

DATE OF SURVEY: July 8 & 9, 2013

LEGAL DESCRIPTION:
 LOTS 2, 3 AND 4 BLOCK 1 PLAN 649 MLTD
 IN THE NE 14 2-3-3 WPM

DATE OF SEARCH: 2012/11/27

INSTRUMENT No. 's 10619854, 10653034, 93-23374 AND 85-7255/4 ARE REGISTERED AGAINST THE PROPERTY.

ENCUMBRANCES NOTED HEREIN ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND HAVE NOT BEEN INVESTIGATED AS TO THEIR INTENT OR EXTENT.

THIS IS TO CERTIFY THAT I HAVE MADE THE NECESSARY MEASUREMENTS TO DETERMINE THE POSITION OF TWO, ONE STOREY BUILDINGS (METAL CLAD), UN-NUMBERED, ON THE NORTH SIDE OF HIGHWAY STREET (PTH #14) IN THE TOWN OF PLUM COULEE AND FIND THAT THE SAME ABOVE GROUND LEVEL IS CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THE SCALE, RAMPS AND GRAIN BINS APPURTENANT TO THE SAID BUILDINGS ARE CONTAINED ENTIRELY WITHIN THE LIMITS OF THE ABOVE DESCRIBED LAND.

THERE ARE NO ENCROACHMENTS ABOVE GROUND LEVEL ONTO THE ABOVE DESCRIBED LAND BY BUILDINGS FROM ADJOINING PROPERTIES EXCEPT AS SHOWN.

ADDITIONAL STRUCTURES ATTACHED TO THE FREE STANDING STRUCTURES NOTED HEREON ARE NOT LISTED BUT ARE SHOWN ON SKETCH.

DISCLAIMER:
 THIS SURVEY WAS MADE FOR FINANCING AND ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN ESTABLISHING THE LOCATION OF THE BOUNDARIES OR CORNERS OF THE PROPERTY.

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 Land Surveyors, 2013
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 part.

(Signature)
 MANITOBA LAND SURVEYOR

83148



NOTE:
 PERPENDICULAR TIES FROM BUILDINGS
 TO PROPERTY LINES SHOWN THEREON. (61.85)

EXHIBIT C-3'
PLANT A LOOKING
NORTH

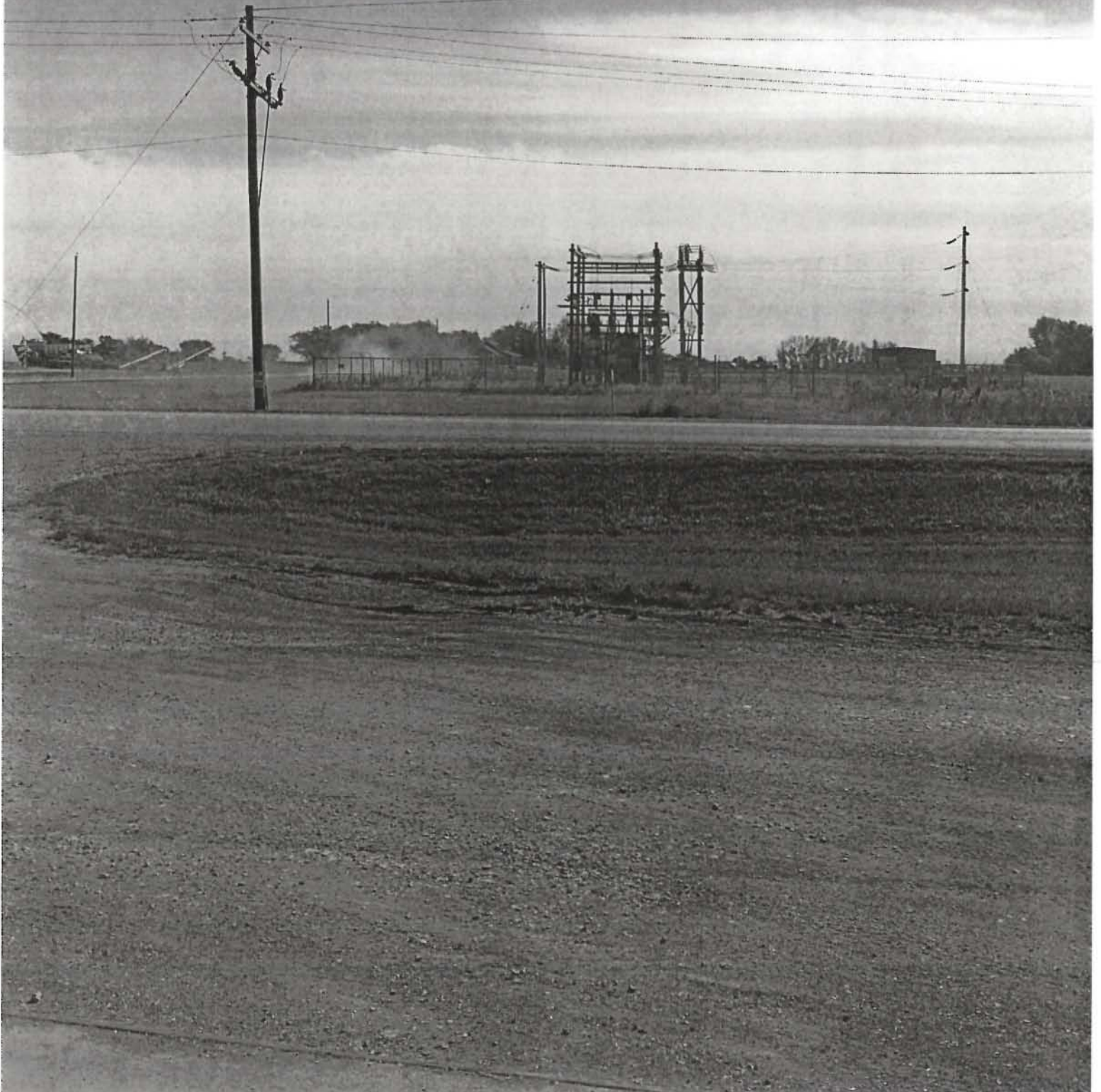


EXHIBIT "C-4"
PLANT A
LOOKING WEST



EXHIBIT "C-5"

PLANT A
LOOKING EAST



Fillmore Riley LLP
Barristers, Solicitors and Trademark Agents
1700 - 360 Main Street
Winnipeg, Manitoba Canada
R3C 3Z3

**ZONING MEMORANDUM
UNDER THE PLANNING ACT (MANITOBA)**

RE: Legal Description:
LOTS 2, 3, AND 4 BLOCK 1 PLAN 649 MLTO IN THE NE ¼ 2-3-3 WPM
Certificate Title: 1549852/4
Registered Owner: Global Grain Canada Ltd.

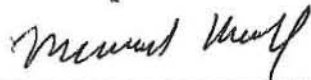
This is to certify that:

- (1) the above mentioned property in the Municipality of Rhineland in the L.U.D. of Plum Coulee, in the Province of Manitoba is zoned "**MG**" **Industrial General Zone** and is subject to the **Town of Plum Coulee Zoning By-Law 738-13**; and
- (2) the use of the above mentioned property for the purposes of grain cleaning, storage, sorting, processing, distribution and sales, including of specialty pulses/grains/oilseeds, such as beans, lentils, flax and other locally grown crops, is permitted under the existing zoning.

According to the Surveyor's Building Location Certificate prepared by **Pollock & Wright** dated **July 8th and 9th, 2013** and filed in Plum Coulee Municipal Office, it is my opinion that the site and buildings shown on the Surveyor's Building Location Certificate lawfully existed prior to the effective date of The Town of Plum Coulee Zoning By-law 738-13 and comply with the above By-law as to yards and alignments.

Remarks: Building complies as a non-conforming structure having a rear yard of 9.55 feet instead of 20 feet as required under the above By-law.

DATED at the Municipality of Rhineland, in Gretna, Manitoba this 29th, day of May, 2015.



Michael Rempel
Chief Administrative Officer
Municipality of Rhineland



Surveyor's Building Location Certificate

May 12, 2015

298 Fort Street
Winnipeg, Manitoba
R3C 1E5

180-A, 5th Street
Morden, Manitoba
R6M 1C9

ILTA Grain Inc.
8427 - 160 Street
Surrey, B.C.
V4N 0V6

Re: R.M. of Rhineland (Plum Coulee), Manitoba

Certificate of Title: 1549851/4 (Search Date: March 16, 2015)

Registered Owner: Global Grain Canada Ltd.

Legal Description: Lot 3, S.S. Plan 492 MLTO
in N 1/2 1-3-3 WPM
Excepting thereout - Water Control Works Plan 1522 MLTO

Encumbrances: Instrument No. 1139356/4 is registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

Certificate of Title: 1549849/4 (Search Date: March 16, 2015)

Registered Owner: Global Grain Canada Ltd.

Legal Description: Parcel 3 and 4, Plan 816 MLTO
in the NW 1/4 1-3-3 WPM
Excepting thereout Firstly: all mines and minerals
Secondly: Water Control Works Plan 1522 MLTO

Encumbrances: None.

As requested, this is to certify that we have made the necessary measurements to determine the position of four metal quonsets, one metal and fabric quonset, and 12 metal bins, on the east side of Government Road Allowance, in the R.M. of Rhineland, and find that the same, above ground level, are contained entirely within limits of the above described land.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

This survey was made on the 4th day of May, 2015.

Signed & Sealed

Jesse P.S. Carels, M.L.S.

Phone: 204-284-5999
204-943-0546
800-665-6609
Fax: 204-452-7877
204-947-2918
www.BarnesDuncan.com

Christian P. Korell, M.L.S., B.Sc. Eng.
Donald F. Shiach, M.L.S.
Jesse P.S. Carels, M.L.S., C.L.S., B.Sc. Eng.
Kelly W. Mantik, M.L.S.
Michael E. Sippola, M.L.S.
Tricia Christie, M.L.S., C.L.S., B.Sc. Eng.
Darrell Grahame, P. Eng.
Kyle Shymko, P. Eng.

Our File: 2015/0333
Acad dwg: 15-0333 blc.dwg
Field Book: 1206/100-101 BD
 Drafter: Stu

SKETCH - refer to Page 2.

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298 Fort Street
 Winnipeg, Manitoba
 R3C 1E5

180-A, 5th Street
 Morden, Manitoba
 R6M 1C9

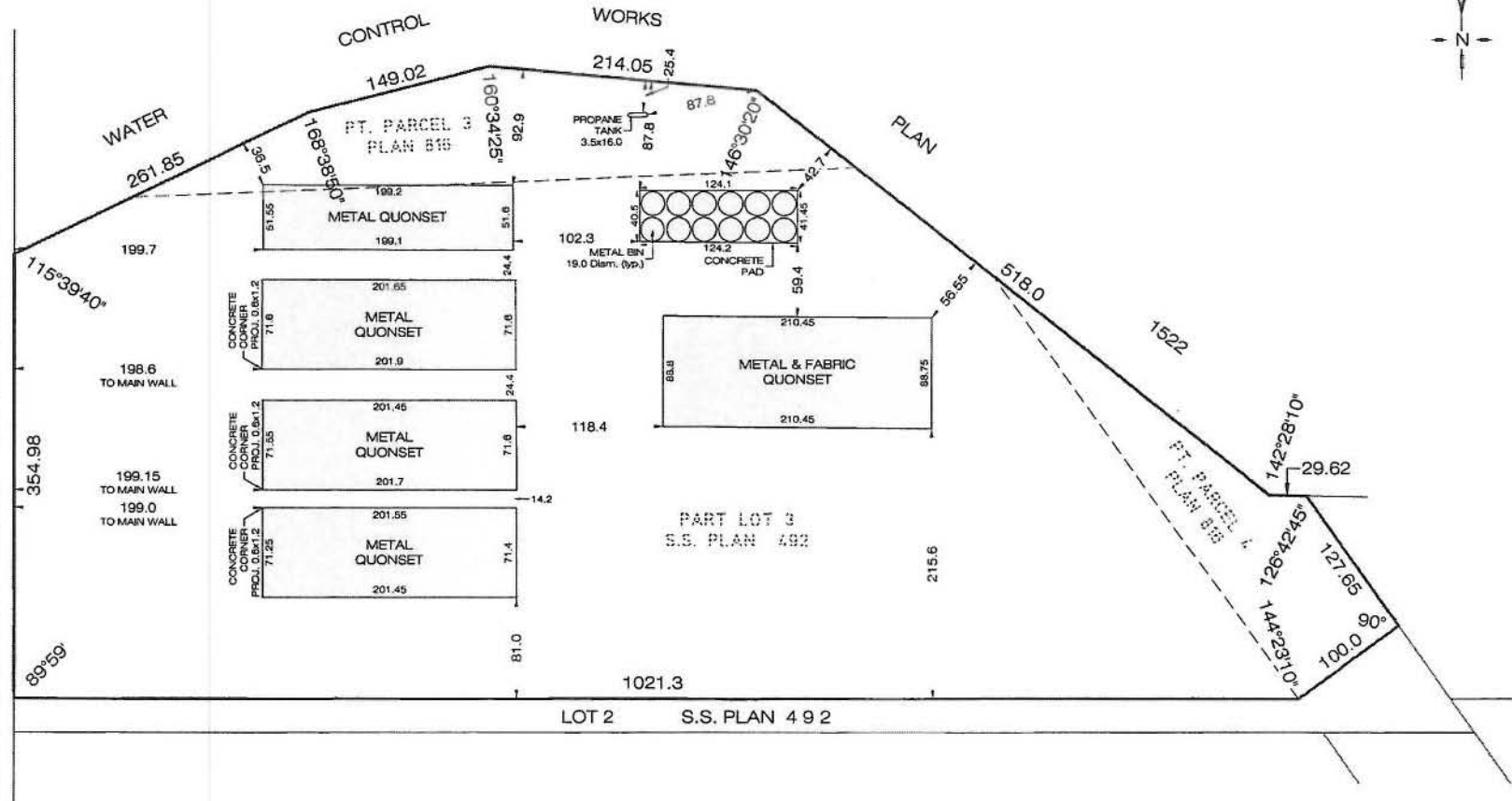
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 Darrell Grahame, P. Eng.
 Kyle Shymko, P. Eng.

Our File: 2015/0333
 Acad dwg: 15-0333 blc.dwg
 Field Book: 1206/100-101 BD
 Drafter: Stu

SKETCH - Surveyor's Building Location Certificate

GOVERNMENT ROAD ALLOWANCE (HWY No. 306)



SKETCH - all distances are in feet and decimals of a foot.

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Signed & Sealed

Jesse P.S. Carels, M.L.S.
 Dated this 12th day of May, 2015

EXHIBIT E
 PAGE 2

Fillmore Riley LLP
Barristers, Solicitors and Trademark Agents
1700 - 360 Main Street
Winnipeg, Manitoba Canada
R3C 3Z3

**ZONING MEMORANDUM
UNDER THE PLANNING ACT (MANITOBA)**

RE: Legal Description:
PARCEL 3 AND 4, PLAN 816 MLTO IN THE NW ¼ 1-3-3WPM EXCEPTING
THEREOUT FIRSTLY; ALL MINES AND MINERALS SECONDLY; WATER
CONTROL WORKS PLAN 1522 MLTO
Certificate Title: 1549849/4

LOT 3, S.S. PLAN 492 MLTO IN N ½ 1-3-3WPM, EXCEPTING THEREOUT –
WATER CONTROL WORKS PLAN 1522 MLTO
Certificate of Title: 1549851/4

Registered Owner: Global Grain Canada Ltd.

This is to certify that:

- (1) the above mentioned properties in the Municipality of Rhineland in the L.U.D. of Plum Coulee, in the Province of Manitoba are zoned "**AR40**" **Restricted Agricultural Use Zone** and are subject to the **Municipality of Rhineland Zoning By-Law 2013-8**; and
- (2) the use of the above mentioned properties for the purposes of grain cleaning, storage, sorting, processing, distribution and sales, including of specialty pulses/grains/oilseeds, such as beans, lentils, flax and other locally grown crops, is permitted under the existing zoning.

According to the Surveyor's Building Location Certificate prepared by **Barnes & Duncan** dated **May 12th, 2015** and filed in the Rhineland Municipal Office, it is my opinion that the site and buildings shown on the Surveyor's Building Location Certificate lawfully existed prior to the effective date of the **Municipality of Rhineland Zoning By-Law 2013-8** and comply with the said By-law as to yards and alignments.

Remarks: None

DATED at the Municipality of Rhineland, in Gretna, Manitoba this 29th, day of May 2015.



Michael Rempel
Chief Administrative Officer
Municipality of Rhineland



298 Fort Street
Winnipeg, Manitoba
R3C 1E5

180-A, 5th Street
Morden, Manitoba
R6M 1C9

Surveyor's Building Location Certificate

May 13, 2015

ILTA Grain Inc.
8427 - 160 Street
Surrey, B.C.
V4N 0V6

Re: #245 South Railway Street, Plum Coulee, Manitoba

Certificate of Title: 2430835/4 (Search Date: March 18, 2015)

Registered Owner: T.R. and P. Enterprises Ltd.

Legal Description: Lot 1, Plan 2257 MLTO
Exc all mines and minerals as reserved
in Transfer 181610 MLTO
in NE 1/4 2-3-3 WPM

Encumbrances: Instrument No. 38270/4 is registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have made the necessary measurements to determine the position of two, metal clad buildings, both unnumbered, on the north side of South Railway Street, in the Village of Plum Coulee, and find that the same, above ground level, are contained entirely within limits of the above described land, excepting Firstly: the northerly wall of the westerly building encroaches a maximum of 1.95 feet onto the adjoining property to the north. Two lights, seven drain spouts, eave and vent on said northerly wall project an additional 0.75 feet, 1.0 feet, 0.2 feet and 0.5 feet, respectively. Secondly: the northerly wall and concrete foundation, of the easterly building encroach a maximum of 1.15 feet and 1.75 feet, respectively, onto the adjoining property to the north. Thirdly: the easterly wall, of the easterly building encroaches a maximum of 1.35 feet onto Centre Street. The eave on same projects an additional 0.3 feet.

The seven metal bins and concrete ramp, as appurtenant to said buildings, are contained entirely within the limits of the above described land, excepting the most southeasterly bin and concrete ramp encroach a maximum of 3.9 feet and 4.25 feet, respectively, onto Centre Street.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

Signed & Sealed

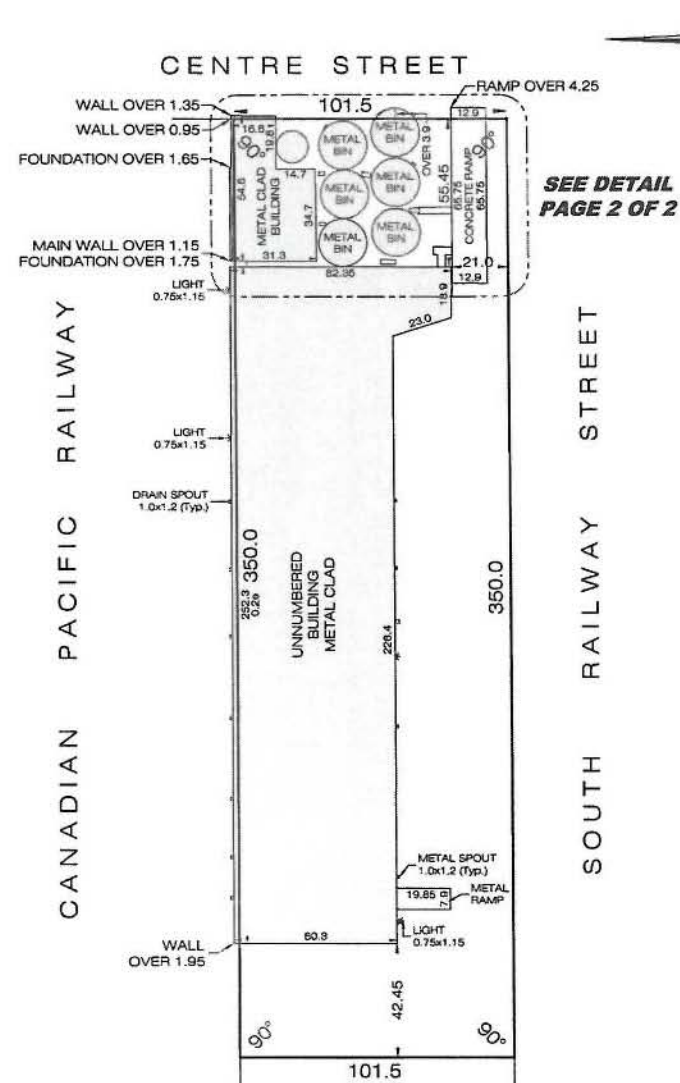
This survey was made on the 29th & 30th days of April, 2015.

Jesse P.S. Carels, M.L.S.

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Michael E. Sippola, M.L.S.
Tricia Christie, M.L.S., C.L.S., B.Sc. Eng.
Darrell Grahame, P. Eng.
Kyle Shymko, P. Eng.

Our File: 2015/0334
Acad dwg: 15-0334 b1c.dwg
Field Book: 1206/92-95 BD
Drafted: Stu



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EXHIBIT 11/21/15
PAGE 1

DETAIL - Surveyor's Building Location Certificate



298 Fort Street
Winnipeg, Manitoba
R3C 1E3
180-A, 5th Street
Morden, Manitoba
R6M 1C9

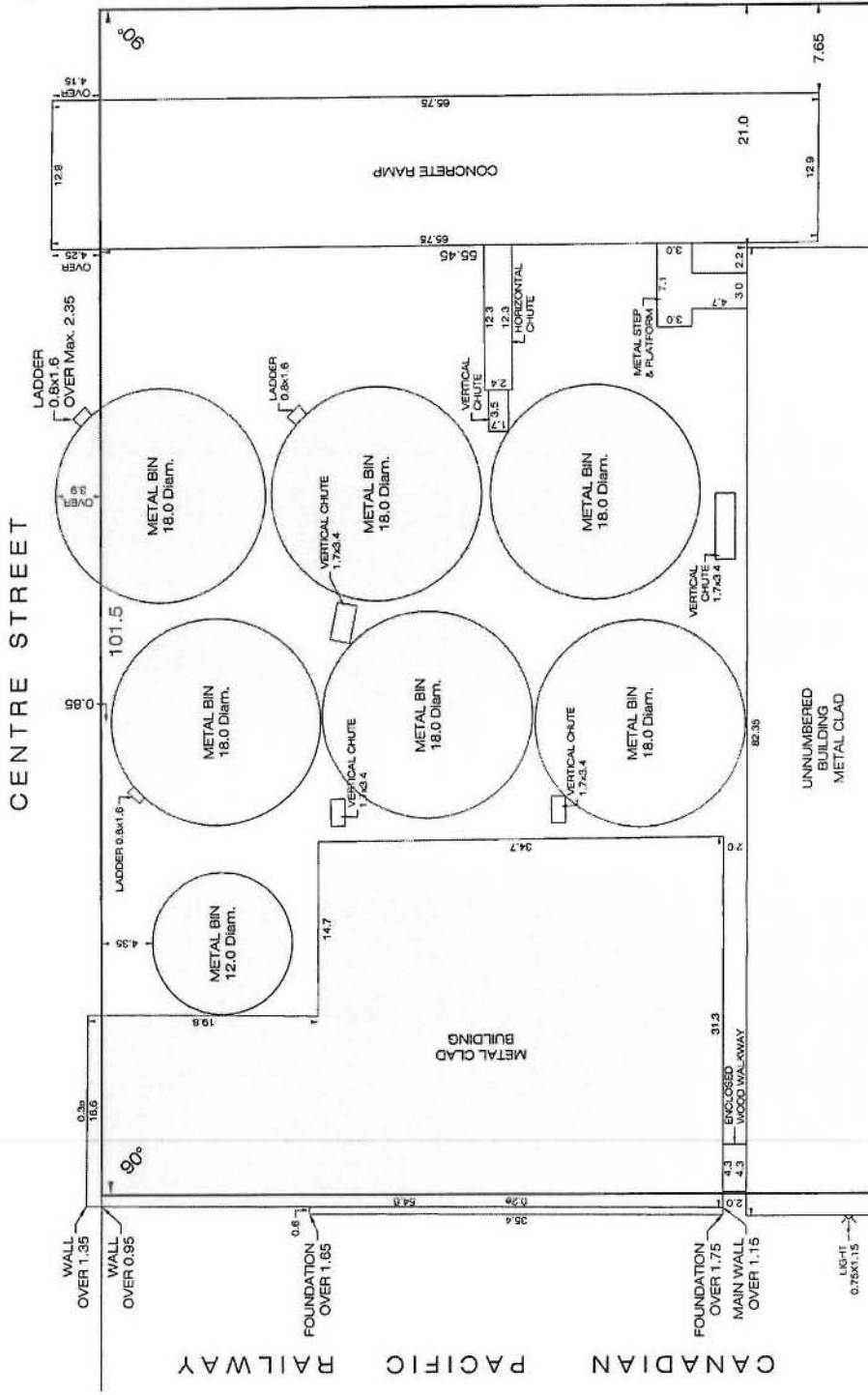
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Dereck Gallame, P. Eng.
Kyle Shynko, P. Eng.

Our File: 2015/0334
Acad dwg: 15-0334 blc.dwg
Field Book: 1206/92-95 BD
Drafter: Su



DETAIL
NOT TO SCALE



CERTIFIED A TRUE COPY Signed & Sealed
DATED MAY 13 2015
Jesse P.S. Carels, M.L.S.

Dated this 13th day of May, 2015 Page 2 of 2

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EXHIBIT 11611

LOOKING EAST
FROM PLANT B



IDENTITY 0611

LOOKING WEST
FROM PLANT B



EXHIBIT 116

LOOKING SOUTH
FROM PLANT B



Fillmore Riley LLP
Barristers, Solicitors and Trademark Agents
1700 - 360 Main Street
Winnipeg, Manitoba Canada
R3C 3Z3

**ZONING MEMORANDUM
UNDER THE PLANNING ACT (MANITOBA)**

RE: Legal Description:

LOT 1 PLAN 2257 MLTO EXC ALL MINES AND MINERALS AS RESERVED IN
TRANSFER 181610 MLTO IN NE ¼ 2-3-3WPM

Certificate Title: 2430835/4

Registered Owner: T.R. and P. Enterprises Ltd.

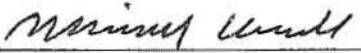
This is to certify that:

- (1) the above mentioned property in the Municipality of Rhineland in the L.U.D. of Plum Coulee, in the Province of Manitoba is zoned "**MG**" **Industrial General Zone** and is subject to the **Town of Plum Coulee Zoning By-Law 738-13**; and
- (2) the use of the above mentioned property for the purposes of grain cleaning, storage, sorting, processing, distribution and sales, including of specialty pulses/grains/oilseeds, such as beans, lentils, flax and other locally grown crops, is permitted under the existing zoning.

According to the Surveyor's Building Location Certificate prepared by **Barnes & Duncan** dated **May 13, 2015** and filed in the Plum Coulee Municipal Office, it is my opinion that the site and buildings shown on the Surveyor's Building Location Certificate lawfully existed prior to the effective date of The Town of Plum Coulee Zoning By-law 738-13 and comply with the above By-law as to yards and alignments.

Remarks: Buildings comply as non-conforming structures having a front yard of 7.65 feet instead of 50 feet, no east side yard instead of 20 feet and no rear yard instead of 20 feet as required under the above By-law.

DATED at the Municipality of Rhineland, in Gretna, Manitoba this 29th, day of May, 2015.



Michael Rempel
Chief Administrative Officer
Municipality of Rhineland