

File No. 04-1000-20-2016-348

September 30, 2016

s.22(1)

Dear s.22(1)

Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")

I am responding to your request of September 22, 2016 for:

**Any documents related to an oil tank removal (environmental report, tank scan, tank removal permits, etc.) at 7289 West Boulevard, Vancouver, BC, from January 1, 1999 to September 14, 2016.**

All responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here: [http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2016-348); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at [foi@vancouver.ca](mailto:foi@vancouver.ca) if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA  
Director, Access to Information  
City Clerk's Department, City of Vancouver

Encl.

:kt

*W. Primm*  
*Aug. 16/10*  
*[Signature]*

**UNDERGROUND STORAGE TANK  
REMOVAL REPORT**

OF

**7289 West Boulevard  
Vancouver, BC  
Fire Permit # FI 407984**

**REPORT PREPARED FOR:  
Speedy Solutions Oil Tank Removal  
PO Box 111 – 720 6<sup>th</sup> Street  
New Westminster, BC  
V3L 3C5**

**REPORT PREPARED BY:**

**ALARA Environmental, Health & Safety  
3869 Commercial Street  
Vancouver, BC  
V5N 4G1  
604 724 2331**

**July 2010**

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## 1.0 EXECUTIVE SUMMARY

ALARA Environmental Health & Safety Ltd. (ALARA) was retained by Mr. Dave Taylor of Speedy Solutions Oil Tank Removal to conduct a soil investigation program and to provide confirmation sampling for the removal of an Underground Storage Tank (UST) that was located on the North side of the property. The site is located at 7289 West Boulevard, Vancouver, BC. The investigation was initiated to remove the potential environmental liability of having a non-decommissioned UST on the subject site.

The purpose of the investigation was to determine if any soils in and adjacent to the UST nest are contaminated. Contaminants that were investigated in the soils on the subject site were light and heavy extractable petroleum hydrocarbons (LEPH / HEPH).

The site use consists of a residential building. A cursory inspection indicated that no vegetation on the site was stressed, nor were there any large areas with hydrocarbon surface staining or odours.

ALARA Environmental observed the excavation of soils within the UST nest with the remediation contractor, and obtained representative soil samples in order to assess the excavation. The sandy soil used as backfill around the UST was excavated and carefully removed from the nest and contained prior to its characterization.

Soils surrounding the tank that displayed colours characteristic of prior leakage and those that were analysed to contain excessive hydrocarbon soil concentrations were manifested, removed and transported to a hazardous materials landfill.

Six final soil samples (includes initial stockpile sample) were collected by ALARA and analysed by Maxxam Analytics for extractable petroleum hydrocarbons (Total EPH) using BCCSR-Analytical Method 3 "Extractable Petroleum Hydrocarbons in Solids by GC/FID" and CSR-Analytical Method 6 "Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids or Water (LEPH & HEPH)".

Soil analytical results indicated that the soils on the walls and base of the UST nest have EPH levels below the Ministry of Environment (MoE) Residential and "All Sites" Standards.

As outlined in section 57 of the Contaminated Sites Regulation the person responsible for undertaking independent remediation (the owner) must provide notice to the Director of Waste management.

Hydrocarbon contaminated soils from the contents of the UST nest were removed from

the site. Soil samples indicated that the soils on the walls and base at the sampling locations in the tank nest have no further remaining hydrocarbon contamination above Ministry of Environment (MoE) Residential and "All Sites" Standards.

No further action is recommended.

## 2.0 INTRODUCTION

ALARA Environmental Health & Safety Ltd. was retained by Mr. Dave Taylor of Speedy Solutions Oil Tank Removal to conduct a soil investigation and to provide confirmation sampling for the underground storage tank decommissioning for the structure located at 7289 West Boulevard, Vancouver, BC.

The property is rectangular in shape. A site plan is shown in Figure 1. The subject site lies on the West side of West Boulevard in Vancouver, BC.

Prior to the time of sampling, the UST was observed to be in unsound condition. Hydrocarbon contaminated soils were expected and were excavated from the tank nest.

The purpose of this assessment is to identify and remove any contamination from the UST nest (if possible) through intrusive soil sampling and excavation. The study will sample for extractable petroleum hydrocarbons (EPH).

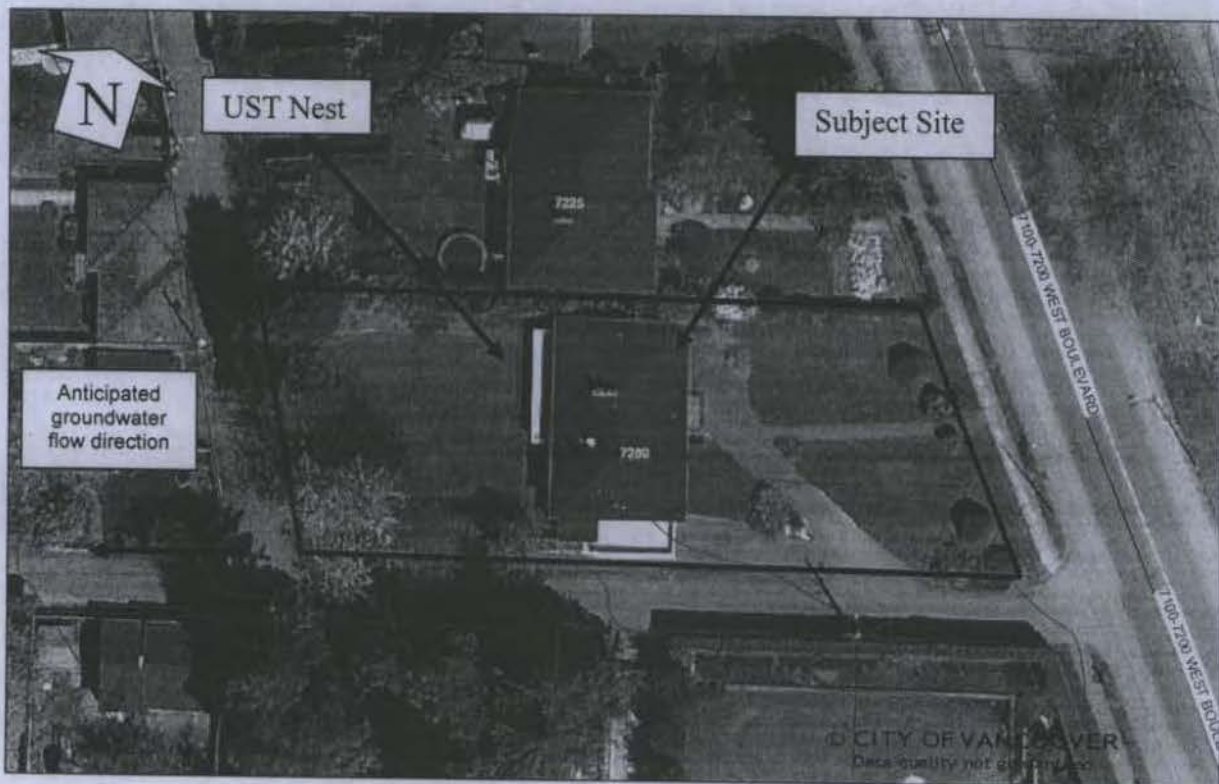


Figure 1 – Site Map

### 3.0 SITE INVESTIGATION

ALARA Environmental arrived on site June 29 and July 8, 2010 and provided consultation for the decommissioning of the UST. The tank had been previously cleaned, extracted and was ready for delivery to a recycling facility prior to the consultant's arrival.

ALARA and the remediation contractor used their olfactory system for odour detection as a first stage indicator of contamination. ALARA collected and submitted soil samples to Maxxam Analytics (3<sup>rd</sup> party laboratory) for analysis.

In total, six samples (includes initial stockpile sample) were taken by ALARA Environmental from within the tank nest to characterize soils. Samples were taken from the sides of the tank nest and the bottom of the pit. Approximately 1540 litres of oily water was pumped out of the UST's interior and nest area.

The top of the tank was located approximately 2 feet below the original grade. Depth to the bottom of the tank was approximately 5-6 feet.

Contaminated soils were transported to the Sumas Environmental Landfill as seen in Appendix E. The UST was recycled by ABC Recycling as seen in Appendix F. The contents of the UST were removed by Sumas Environmental pump truck as seen in Appendix G. Clean backfill was delivered to the site by Lehigh Materials as seen in Appendix H.

The site investigation indicated that sandy gravel began from 4.0 feet below ground elevation. Hydrocarbon contamination has no difficulties penetrating or traversing this layer of soil. Sandy gravel is described as loose material and brown in colour. This material did allow the excavator to easily penetrate into this layer. Soil samples from the nest sides were taken at 6.0 feet from the ground elevation, from an area that was adjacent to where the tank was located. The base sample was taken from a depth of 8.0 feet below grade.

Soil samples were collected from a disposable, analytical, purpose made, sampling instrument. Care was taken to ensure that soil samples were representative of the nest with no potential of cross contamination. The field technologist was wearing rubber gloves and exchanged them after each sample was taken. Samples were collected and placed into analytical containers.

Samples delivered to the third party laboratory were delivered in a cooler, on ice, and under chain of custody protocol. Sample analysis was performed using BCCSR-Analytical Method 3 "Extractable Petroleum Hydrocarbons in Solids by GC/FID and CSR-Analytical Method 6 "Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids (LEPH & HEPH)". The method involves acetone/hexane

extraction and GC/FID analysis. EPH components ranging from C10 to C19 and C19 to C32 are quantified against eicosane (n-C20). LEPH & HEPH are calculated by subtraction and specified PAH's.

As part of the owner's legal requirements, a notice for Independent Remediation must be submitted to the Director of Waste Management as outlined in section 57 of the Contaminated Sites Regulation. Appendix C contains a sample letter that is to be completed by the owner and mailed to the Ministry of Environment within 90 days after the completion of the project. Attach to the letter a site sketch indicating the location of the house, UST, and North, similar to Figure 1 (must be attached as Item 1). Additionally, a land title search must be conducted and the results (attached as Item 2).



## 4.0 RESULTS OF ANALYSIS

### Soils Analysis

The results of the laboratory analysis performed on the soil samples are provided below. None of the remaining soil results exceeded the Ministry of Environment (MoE) Residential Standards.

Table 1 – Final Soil Sample Results

| Analyte                     | Units | Location                   | Result                     | Depth (feet) | Residential Criteria Light / Heavy (C10-19 / C19-32) | Detection Limit |
|-----------------------------|-------|----------------------------|----------------------------|--------------|--|-----------------|
| <b><u>June 29, 2010</u></b> |       |                            |                            |              |  |                 |
| EPH <sub>10-19/19-32</sub>  | µg/g  | Stockpile (initial sample) | 10,400 / 2410 <sup>2</sup> |              | 1000/1000  | 100             |
| <b><u>July 8, 2010</u></b>  |       |                            |                            |              |  |                 |
| EPH <sub>10-19/19-32</sub>  | µg/g  | North Wall                 | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | South Wall                 | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | East Wall                  | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | West Wall                  | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | Base                       | 192 / < <sup>1</sup>       | 8.0          | 1000/1000  | 100             |

Note: < Indicates below detection limit

<sup>1</sup> Indicates below MoE Residential Criteria

<sup>2</sup> Indicates above MoE Commercial Criteria or commercial industrial waste

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## 5.0 SUMMARY

This Site Investigation and UST decommissioning eliminated the environmental liability of the UST. The investigation consisted of the intrusive assessment, excavation of soils, removal and destruction of the UST, sampling and analysis of soils in the tank nest at the subject site.

Soils were investigated using visual, olfactory means, and chemical analysis. Sample results were compared to the BC Ministry of Environment (MoE) Residential and "All Sites" Standards. Final soil samples were collected by ALARA and submitted to (Maxxam Analytics) a (3<sup>rd</sup> party laboratory) for analysis. These submitted samples confirmed that no hydrocarbon contamination above BC Ministry of Environment (MoE) Residential and "All Sites" Standards exists on the sampled sides and base of the pit.

The responsible person (owner) is required to provide notification to the Ministry of Environment, Director of Waste Management as outlined in section 57 of the Contaminated Sites Regulation. The form included in Appendix C is to be completed and mailed to the Director with Item 1 and Item 2 attached within 90 days after the completion of remediation.

No further action is recommended.

## 6.0 QUALIFICATIONS OF ASSESSOR

Mr. Steven Seewald has a diploma in Civil and Structural Engineering from the British Columbia Institute of Technology in 1998 and a bachelor's degree in Environmental Engineering obtained from the British Columbia Institute of Technology in 1999. Mr. Seewald is registered as an Applied Science Technologist (AScT) with Applied Science Technologists and Technicians of BC (ASTT), as a Registered Canadian Safety Professionals (CRSP) with the Board of Registered Canadian Safety Professionals, and as a Canadian Certified Environmental Practitioner (CCEP) with the Canadian Environmental Certifications Approvals Board. Mr. Seewald has practiced environmental consulting in the province of British Columbia since 1998.

### ALARA Environmental Health & Safety Ltd.:



Steven Seewald, AScT, CCEP, CRSP  
President



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## 7.0 STATEMENT OF LIMITATIONS

ALARA Environmental Health & Safety Ltd. (ALARA) has prepared this report solely for the use of our Client. This report is designed to assist in understanding the physical and environmental factors related to the subject property evaluated in this report, disclosed by the studies undertaken by ALARA. It is based solely on the condition of the site on the dates of such inspections (to the extent observable at that time with the requested sampling method). This report is also limited by financial restraints that could not be exceeded.

The ALARA report is intended to direct the client's attention to recognised environmental conditions, potential sources of environmental contamination, and to potential risks that may occur. Nothing in the report is intended to express any legal opinion upon environmental liabilities relating to the site or whether operations legally conformed to relevant legislative requirements.

ALARA will not accept liability for any loss, injury claim, or damage arising directly or indirectly from any use or reliance on this report by any person or entity other than the client.

Furthermore, it must be understood that changing circumstances in the physical environment, the use of the subject property, as well as changes in any substances stored, used, handled at the subject property could alter radically the conclusions and information contained in this report. Therefore, it is important that the facility is periodically re-evaluated and the client is kept informed as to developments, which may impact the subject property.

Unless an accidental release has been caused by our negligence, our Client agrees to hold harmless and to indemnify and defend ALARA, its directors, officers, servants, agents, employees, workmen, contractors, subcontractors, and sub-consultants from, and against, any and all claims, losses, damages, demands, disputes, liability, and legal and investigative costs, for the defence of any proceedings resulting from all accidental releases which may occur in the course of our retainer. This indemnification shall extend to all claims brought or threatened against ALARA under any federal or provincial statute or municipal bylaw. Our Client further agrees that it will assert no claims against ALARA for accidental releases (except for our own negligence), which may occur in the course of our retainer.

## Appendix A

## QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)

### Extractable Hydrocarbons (Water, Soils, Product, TPH)

#### Quality Control Requirements

**Method Blank:** – Minimum 1 per preparation batch of no more than 20 samples. Analyze at a frequency of one per 20 samples. Use reagent grade water (RODI) or clean sand as a blank. Blanks should be  $<2 \times \text{RDL}$  for waters &  $<\text{RDL}$  for soils.

**Method Blank Spike (LCS):** For every extraction batch a Method Blank Spike consisting of a diesel/motor oil mix, is extracted and analysed. Acceptable recoveries are 50 – 130% for both soils & waters.

**Reference Materials (RMs):** NRC HS3B or RTC CRM 355-100 (TPH in Soil) or Equivalent: 1 per preparation batch of no more than 50 soil samples. 1 gram of RM is extracted and analysed. The Reference Materials must be wetted with reagent water to approximate 20% moisture prior to extraction. Acceptable recoveries are 50 – 130% of the certified value

**Matrix spike recoveries** Analyze at a frequency of one in 20 or one per batch, whichever is more frequent. Calculate the % recovery as follows:  $R F = \frac{[(\text{sample} + \text{spike}) - (\text{sample only})]}{[\text{spiked amount}]} \times 100\%$  Acceptable recoveries are 50 – 130% for both soils & waters

**Laboratory Duplicate:** Analyze at a frequency of one in 20 or one per batch, whichever is more frequent, unless regulatory or contract requirements dictate differently. The relative percent difference for the compounds detected is calculated as follows:  $R F = \frac{[(\text{sample 1}) - (\text{sample 2})]}{[\text{average of 1 \& 2}]} \times 100\%$  For water samples, if the client provides a duplicate sample, the allowed difference is  $< 40\%$  when both samples have target concentration greater than 5 times the RDL. For soil samples, the allowable limit is set at  $< 50\%$  when both samples have target concentration greater than 5 times the RDL. Replicates outside the limits are required to be reviewed and corrective action taken. For soil samples, the data are reviewed, but the variability in matrix and potential for in homogeneity dictates a higher acceptable % difference.

The field sampling instrument operation was calibrated with a calibration standard and established with a blank (0 ppm) and a spike (1000 ppm). Calibration of the instrument is conducted every 10 samples. Verification of the instrument is conducted prior to every use.

## Appendix B



Driven by service and Science  
www.maxxamanalytics.com

Maxxam Job #: B055736  
Report Date: 2010/07/14

ALARA ENVIRONMENTAL  
Client Project #: 99207-65 BOULEVARD

### PHYSICAL TESTING (SOIL)

| Maxxam ID                  | V35001      | V35002      | V35003   | V35004      | V35005   |             |             |     |          |         |  |
|----------------------------|-------------|-------------|----------|-------------|----------|-------------|-------------|-----|----------|---------|--|
| COC#                       | F148865     | F148865     | F148865  | F148865     | F148865  | F148865     |             |     |          |         |  |
| Units                      | 99207-65-01 | 99207-65-02 | QC Batch | 99207-65-03 | QC Batch | 99207-65-04 | 99207-65-05 | RDL | QC Batch |         |  |
| <b>Physical Properties</b> |             |             |          |             |          |             |             |     |          |         |  |
| Moisture                   | %           | 9.7         | 6.3      | 4095180     | 9.0      | 4095155     | 11          | 12  | 0.3      | 4095180 |  |

### TOTAL PETROLEUM HYDROCARBONS (SOIL)

| Maxxam ID                     | V35001      | V35002      | V35003      | V35004      | V35005      |         |          |         |  |  |  |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|---------|----------|---------|--|--|--|
| COC#                          | F148865     | F148865     | F148865     | F148865     | F148865     | F148865 |          |         |  |  |  |
| Units                         | 99207-65-01 | 99207-65-02 | 99207-65-03 | 99207-65-04 | 99207-65-05 | RDL     | QC Batch |         |  |  |  |
| <b>Hydrocarbons</b>           |             |             |             |             |             |         |          |         |  |  |  |
| EPH (C10-C19)                 | mg/kg       | ND          | ND          | ND          | ND          | 192     | 100      | 4097751 |  |  |  |
| EPH (C19-C32)                 | mg/kg       | ND          | ND          | ND          | ND          | ND      | 100      | 4097751 |  |  |  |
| <b>Surrogate Recovery (%)</b> |             |             |             |             |             |         |          |         |  |  |  |
| O-TERPHENYL (sur.)            | %           | 97          | 98          | 98          | 98          | 99      |          | 4097751 |  |  |  |

ND = Not detected  
RDL = Reportable Detection Limit



## Appendix C



Ministry of Environment

### NOTIFICATION OF INDEPENDENT REMEDIATION

Land Remediation Section  
 PO Box 9342 Stn Prov Govt  
 Victoria B.C. V8W 9M1  
 Telephone: (250) 387-4441  
 Fax: (250) 387-9935

Section 54 (2) of the Environmental Management Act requires anyone undertaking independent remediation to notify the Director of Waste Management in writing promptly on initiating remediation and within 90 days of completing it. Please complete this form and send it to the e-mail or mailing address below to inform the ministry when independent remediation of your site begins and ends.

A site plan (may be obtained from some local government web sites) and a Land Title record should also be included with your submission.

#### Section I Timing of Remediation

Please check the following items as applicable. This notice is given for:

- Initiation of independent remediation
- Completion of independent remediation
- Both initiation and completion of independent remediation

Please provide the following dates if you are sending us a **notification of initiation of independent remediation**:

Start date:                                      Estimated completion date:  
 YYYY-MM-DD                                      YYYY-MM-DD

Please provide the following dates if you are sending us a **notification of completion of independent remediation**:

Start date:                                      Completion date:  
 YYYY-MM-DD                                      YYYY-MM-DD

#### Section II Land Description

Site ID Number (if known)  
 Site Civic Address or Location                      Street  
 (ie. nearest roadway)                              City    Postal Code  
 Latitude                                      Degrees 49 Minutes 13 Seconds 10.09  
 Longitude                                      Degrees 123 Minutes 09 Seconds 01.99  
 PID    or    PIN  
 Legal Description

#### Section III Property Owner and/or Operator (if applicable)

Name  
 Address                      Street  
     City    Province/State  
     Country    Postal /Zip Code  
 Phone    Fax

**Section IV Environmental Consultant / Contractor / Agent Contact**

Name of Firm: ALARA Environmental Health & Safety Ltd.  
Contact Name: Steven Seewald  
Address: Street 3869 Commercial Street  
City: Vancouver Province/State: BC  
Country: Canada Postal /Zip Code: V5N 4G1  
Phone: 604.724.2331 Fax: 604.876.6585

**Section V Primary Land Use**

Contaminated Sites Regulation land use classification at the site surface (check one)

Industrial  Commercial  Residential  Urban park  Agricultural  Wildlands

Description of current operation (e.g. service station) Residential

Is a change in zoning or land use expected?

Change in zoning  Change in land use  Change in zoning or land use

From To

**Section VI Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)**

- Underground storage tank (UST)
- Oil and gas industry operations
- Offsite source
- Other (please describe):

Was a Notification of Offsite Migration also submitted for this site?

No  Yes If Yes, date of submission:

YYYY-MM-DD

**Section VII Soil Investigations and Remediation**

The following contaminants  Were found  Are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

LEPH / HEPH

Soil remediation strategy (include volume and intended treatment and/or disposal location for contaminated soil if managed offsite):

- Excavation and offsite disposal:
- Other (please describe):

Scope of soil remediation:  Whole site  Part of site  
Remediation standards used:  Numerical  Risk-based  Both  
Were soil vapour investigations undertaken?  Yes  No

**Section VIII Groundwater and Surface Water Investigations and Remediation**

The following contaminants  Were found  Are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Water remediation strategy (include volume and intended treatment and/or disposal location for contaminated surface water and groundwater if managed offsite):

- Pumping and offsite disposal:
- Other (please describe):

Scope of water remediation:  Whole site  Part of site  
Remediation standards used:  Numerical  Risk-based  Both

N/A

**Section IX Sediment Investigations and Remediation**

The following contaminants  were found  are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Sediment remediation strategy (include volume and intended treatment and/or disposal location for contaminated sediments if managed offsite):

- Excavation and offsite disposal:
- Other (please describe):

Scope of sediment remediation:  Whole site  Part of site  
Remediation standards used:  Numerical  Risk-based  Both

N/A

### Section X Vapour Investigations and Remediation

The following contaminants  were found  are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Vapour remediation strategy (include volume and intended treatment and/or disposal location for contaminated soil, groundwater, surface water and sediments if managed offsite):

Excavation or pumping and offsite disposal:

Other (please describe):

Scope of vapour remediation:  Whole site  Part of site

Remediation standards used:  Numerical  Risk-based  Both

N/A

### Section XI Reason for Remediation:

Construction  Demolition  Upgrade

Other: Removal of Underground Storage Tank and contaminated soils

### Section XII Authorizations for Discharges to the Environment from the Site

Please provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site.

PS8096

### Section XIII Additional Comments

(RE: Section VII) 30.64 tons of contaminated soils were removed from the site and delivered to Sumas Hazardous Waste Landfill facility - Site is now clean, all contaminated soils have been removed from the site

### Section XIV Signature

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.

Signature of person completing form

Printed name

Date completed (YYYY-MM-DD)

Please sign your completed Notification of Independent Remediation form and include the following:

Site plan  Land Title record

#### Please send the package to:

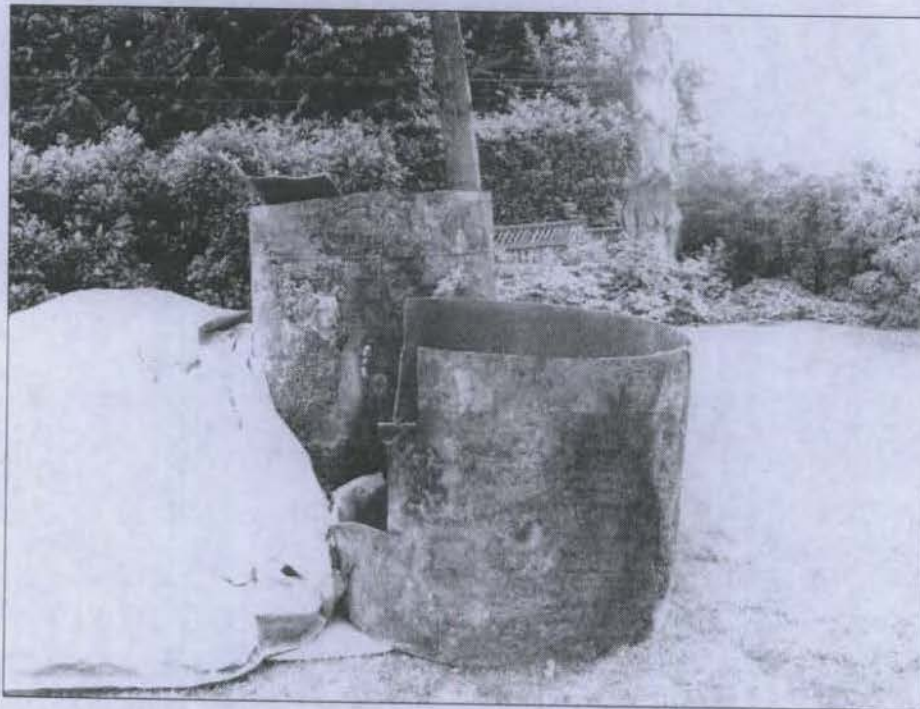
Site Information Advisor  
Ministry of Environment  
PO Box 9342 Stn Prov Govt  
Victoria B.C. V8W 9M1  
Fax (250) 387-9935  
E-mail: [Advisor.SiteInformation@gov.bc.ca](mailto:Advisor.SiteInformation@gov.bc.ca)

For further information, please refer to the information under our key topic website on independent remediation or e-mail us at [site@gov.bc.ca](mailto:site@gov.bc.ca).

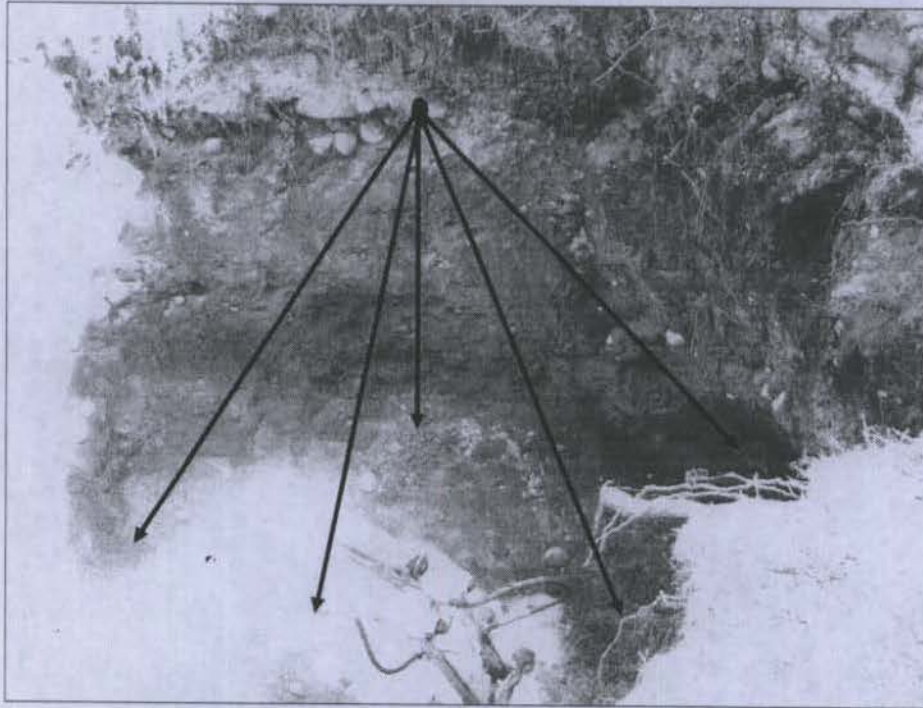
## Appendix D



Excavation site's proximity to the building



Tank extracted, cleaned and ready for delivery to recycling facility



Sampling locations within UST nest



## Appendix E

**Sumas Remediation Services  
Summary of Soil Arrival**

Project #: 10-423

Contaminant of Concern: LEPT1

Contaminated Site Address: 7289 West Blvd., Vancouver, BC

Analytical: Alars

Treatment Facility: 4623 Rymac Road, Burnaby, BC

Contact Information: Nicole

| Arrival Date | Hour  | License Numbers |         | Weight(KG) |           |           | Tracking Form | Weight Bill # |
|--------------|-------|-----------------|---------|------------|-----------|-----------|---------------|---------------|
|              |       | Truck           | Trailer | Gross      | Tare      | Total     |               |               |
| 2-Jul-10     | 13:05 | 0118GJ          |         | 26,610.00  | 14,850.00 | 11,980.00 | 18571         | 37714         |
| 7-Jul-10     | 11:19 | 5234JL          |         | 23,830.00  | 13,420.00 | 10,410.00 | 10-423        | 36005         |
| 7-Jul-10     | 11:07 | ?               |         | 22,390.00  | 14,120.00 | 8,270.00  | 18504         | 38086         |

**Project Total: 30,640.00 Kg**

**30.64 Tonnes**

FROM : SPEEDY OIL TANK REMOVAL  
JUL-14-2010 06:11AM FROM-SUMAS

FAX NO. :

604-993309

JUL 14 2010 10:02AM P2  
T-092 2 02/02 1-556

DOMINO 2010/09/07 08:42:11

## Appendix F

# A Speedy Solutions Oil Tank Removal Inc.

#653-3495 Cambie St., Vancouver, BC, V5Z 4R3 Ph/Fax: 604-294-1806

Your Lower Mainland Specialists

7289 WEST BOULEVARD,  
VANCOUVER BC



## ABC Recycling

Powered by Metal  
Guided by Inner Strength,  
Since 1912

In: 11260 1b @ 11:19

Customer: SPEEDY SOLUTIONS

Info:

Commodity: FEOS

07/05/10

Truck: SPE

11260 1b G 11:24

10580 1b T 11:24

680 1b NET

NOTES \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1st WEIGHER

0 ON \_\_\_\_\_ NO VALUE \_\_\_\_\_ LB

\_\_\_\_\_ OFF - \_\_\_\_\_ FREIGHT \_\_\_\_\_ TON

SCALE TICKET 126878

**NOT NEGOTIABLE  
FILE COPY ONLY**

## Appendix G

**STRAIGHT BILL OF LADING - SHORT FORM - Original - Not Negotiable**

AA1023418

Shipper's No. 4890

(Carrier) Speedy Solutions SCAC. \_\_\_\_\_

Carrier's No. \_\_\_\_\_

Received, subject to the classifications and tariffs in effect on the date of this Bill of Lading:

at \_\_\_\_\_, date June 29 from \_\_\_\_\_

the property described below, in apparent good order, except as noted (contents and condition of packages unknown), marked, consigned, and destined as indicated below, which said company (the word company being understood throughout this contract as meaning any person or corporation in possession of the property under the contract) agrees to carry to its usual place of delivery at said destination, if on its own road or its own water line, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property over all or any portion of said route to destination, and as to each party at any time interested in all or any of said property, that every service to be performed hereunder shall be subject to all the conditions not prohibited by law, whether printed or written, herein contained (as specified in Appendix B to Part 1035) which are hereby agreed to by the shipper and accepted for himself and his assigns.

TO: (Mail or street address of consignee for purposes of notification only.)

Consignee Sunco Environmental

FROM:

Shipper Speedy Solutions

Street Byline Rd

Street 7289 W Doleward

Destination Dunbar Zip \_\_\_\_\_

Origin Vancouver Zip \_\_\_\_\_

Route: \_\_\_\_\_

Delivering Carrier

Trailer Initial/Number

U.S. Dot Hazmat Reg. Number

| HM | Description of articles, special marks, and exceptions | Hazard Class | ID Number | Packing Group | Weight (unless it is volumetric) | Class or rate | Labels required (if any) | Check column |
|----|--|--------------|-----------|---------------|----------------------------------|---------------|--------------------------|--------------|
|----|--|--------------|-----------|---------------|----------------------------------|---------------|--------------------------|--------------|

|   |                  |    |  |  |       |  |  |  |
|---|------------------|----|--|--|-------|--|--|--|
| 2 | toxic oily water | NA |  |  | 1540L |  |  |  |
|   |                  |    |  |  |       |  |  |  |
|   |                  |    |  |  |       |  |  |  |
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|   |                  |    |  |  |       |  |  |  |
|   |                  |    |  |  |       |  |  |  |

This is to certify that the above-named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

PLACARDS REQUIRED  NO

PLACARDS SUPPLIED  YES  NO - FURNISHED BY CARRIER

SPECIAL INSTRUCTIONS:

SHIPPER: \_\_\_\_\_  
PER: \_\_\_\_\_ DATE: \_\_\_\_\_

CARRIER: Noah Taylor  
PER: \_\_\_\_\_ DATE: June 29

Permanent post office address of shipper

EMERGENCY RESPONSE TELEPHONE NUMBER: \_\_\_\_\_

Marked at all times the Hazardous Material is in transportation including storage incidental to transportation (9172.604).

29-BLS-CS (Rev. 9/95)

## Appendix H

# LEHIGH

HEIDELBERGCEMENT Group

**Lehigh Materials**  
 a division of Lehigh Hanson Materials Limited  
 P.O. Box 2300  
 Vancouver, B.C. V6B 3W6  
 Telephone: 604-261-6225 / OFFICE  
 1-888-534-4442 / TOLL-FREE DISPATCH  
 604-659-2121 / DISPATCH  
 250-382-2973 / VAN. ISLAND DISPATCH  
 604-885-7595 / SECHLT DISPATCH

DELIVERY  
TICKET

CUSTOMER

FOR BETTER BUILDING



Duck Island 97061200

GST#: 119347215

DEPOTS

26 - E-343 Bay St. Victoria  
 30 - 5784 Sechelt Inlet Rd Sechelt  
 35 - N. Foot of #3 Rd Richmond  
 38 - #10 Riverside Dr N. Vancouver  
 41 - 12366 Musqueam Dr Surrey  
 42 - 6245 River Rd Delta  
 63 - Wolfe Road Chilliwack  
 66 - 20111-102B Ave Langley

|   |                         |                     |                    |                       |
|---|-------------------------|---------------------|--------------------|-----------------------|
| CUSTOMER NAME:<br>A SPEEDY SOLUTIONS OIL TANK REM | CUSTOMER NO.<br>7742725 | ORDER NO.<br>546039 | DATE<br>09/07/2010 | TICKET NO.<br>4111747 |
|---|-------------------------|---------------------|--------------------|-----------------------|

|  |           |               |           |
|--|-----------|---------------|-----------|
| DELIVERY ADDRESS<br>7289 WEST BLVD VAN | QUOTE NO. | CUSTOMER P.O. | ZONE<br>C |
|--|-----------|---------------|-----------|

INSTRUCTIONS  
 7289 WEST BLVD VAN  
 DAVE 778-891-1806  
 CAROL 604-526-1809

|                       |  |                    |                      |  |
|-----------------------|--|--------------------|----------------------|--|
| TIME LOADED<br>8:18AM | TONNES DELIVERED/TONNES ORDERED<br>40.61 / 3 | HAUL NO.<br>26,500 | TRUCK NO.<br>7760651 | HAULER<br>HOWES<br>HOWELLS CONTRACTING |
|-----------------------|--|--------------------|----------------------|--|

| WEIGHTS              |        |         | PRODUCT | PRODUCT DESCRIPTION | PRICE | AMOUNT |
|----------------------|--------|---------|---------|---------------------|-------|--------|
| Gross                | Tare   | Net     | 70211   | SECHLT SAND         | 10.00 | 133.00 |
|                      |        |         | 119950  | Enviro (MT)         | 0.40  | 5.32   |
| 25.39 M              | 12.09M | 13.30 M |         | Fuel Surcharge      |       | 0.00   |
| * Pradetermined Tare |        |         |         |                     |       |        |

|                               |  |                             |  |                                  |
|-------------------------------|--|-----------------------------|--|----------------------------------|
| SHIPPER'S SIGNATURE<br>Mark B | DRIVER'S SIGNATURE<br><i>[Signature]</i> | DRIVER'S NAME<br>Brad Milne | HAUL CHARGE<br>GST<br>PROV. TAX<br>TOTAL | 57.71<br>23.52<br>0.00<br>219.55 |
|-------------------------------|--|-----------------------------|--|----------------------------------|

RECEIVED IN GOOD CONDITION AS ON REVERSE

SIGN HERE CUSTOMER SIGNATURE

GST # 11934 7219 RT





**Lehigh Materials**  
 a division of Lehigh Hanson Materials Limited  
 P.O. Box 2300  
 Vancouver, B.C. V6B 3W6  
 Telephone: 604-261-6225 / OFFICE  
 1-888-534-4442 / TOLL-FREE DISPATCH  
 604-659-2121 / DISPATCH  
 250-382-2973 / VAN. ISLAND DISPATCH  
 604-885-7595 / SECHELT DISPATCH

DELIVERY TICKET

CUSTOMER FOR BETTER BUILDING



Duck Island 97061200

GST#: 119347219

DEPOTS

- 26 - E - 343 Bay St. Victoria
- 30 - 5784 Sechelt Inlet Rd. Sechelt
- 35 - N. Foot of #3 Rd Richmond
- 38 - #10 Riverside Dr N. Vancouver
- 41 - 12366 Musqueam Dr Surrey
- 42 - 6245 River Rd Delta
- 63 - Wolfe Road Chilliwack
- 66 - 20111 - 102B Ave Langley

| CUSTOMER NAME:<br><b>A SPEEDY SOLUTIONS OIL TANK REM</b> |   | CUSTOMER NO.<br><b>7742728</b>  | ORDER NO.<br><b>546039</b> | DATE<br><b>09/07/2010</b> | TICKET NO.<br><b>4111735</b>         |
|--|---|---------------------------------|----------------------------|---------------------------|--------------------------------------|
| DELIVERY ADDRESS<br><b>7289 WEST BLVD VAN</b>            |   | QUOTE NO.                       | CUSTOMER PO.               | ZONE<br><b>C</b>          |                                      |
| INSTRUCTIONS<br><b>7289 WEST BLVD VAN</b>                |   |                                 |                            |                           |                                      |
| <b>DAVE 778-891-1806</b>                                 |   |                                 |                            |                           |                                      |
| <b>CAROL 604-526-1809</b>                                |   |                                 |                            |                           |                                      |
| TIME LOADED<br><b>7:01AM</b>                             | TONNES DELIVERED/TONNES ORDERED<br><b>13.58 / 1</b> | <b>26.500</b>                   | HAUL NO.<br><b>7760651</b> | TRUCK NO.<br><b>HOW8</b>  | HAULER<br><b>HOWELLS CONTRACTING</b> |
| WEIGHTS  |   | PRODUCT                         | PRODUCT DESCRIPTION        | PRICE                     | AMOUNT                               |
| Gross  | Tare  | Net                             | <b>70211 SECHELT SAND</b>  | <b>10.00</b>              | <b>135.80</b>                        |
|  |   |                                 | <b>119950 Enviro (MT)</b>  | <b>0.40</b>               | <b>5.43</b>                          |
|  |   |                                 | <b>Fuel Surcharge</b>      |                           | <b>0.00</b>                          |
| <b>25.67 M</b>   | <b>12.09M</b>                                       | <b>13.58 M</b>                  |                            |                           |                                      |
| SHIPPER'S SIGNATURE<br><b>Mark B</b>                     | DRIVER'S SIGNATURE<br>                              | DRIVER'S NAME<br><b>Brad...</b> |                            | HAUL CHARGE               | <b>57.71</b>                         |
|  |   |                                 |                            | GST                       | <b>23.87</b>                         |
|  |   |                                 |                            | PROV. TAX                 | <b>0.00</b>                          |
|  |   |                                 |                            | <b>TOTAL</b>              | <b>222.81</b>                        |

RECEIVED IN GOOD CONDITION AS ON REVERSE

SIGN HERE

CUSTOMER SIGNATURE

GST # 11934 7219 RT



Lehigh Materials
a division of Lehigh Hanson Materials Limited
P.O. Box 2300
Vancouver, B.C. V6B 3W8
Telephone 604-261-6225 / OFFICE
1-888-534-4442 / TOLL-FREE DISPATCH
604-659-2121 / DISPATCH
250-382-2973 / VAN. ISLAND DISPATCH
604-885-7595 / SECHELT DISPATCH

DELIVERY TICKET

CUSTOMER FOR BETTER BUILDING



Duck Island 97061200

GST#: 119347219

DEPOTS

- 26 - E - 343 Bay St. Victoria
30 - 5784 Sechelt Inlet Rd Sechelt
35 - N. Foot of #3 Rd Richmond
38 - #10 Riverside Dr N. Vancouver
41 - 12366 Musqueam Dr Surrey
42 - 6245 River Rd Delta
63 - Wolfe Road Chilliwack
65 - 20111 - 102B Ave Langley

CUSTOMER NAME: A SPEEDY SOLUTIONS OIL TANK REM
CUSTOMER NO. 7742729
ORDER NO. 546033
DATE 09/07/2010
TICKET NO. 4111739
DELIVERY ADDRESS 7289 WEST BLVD VAN
QUOTE NO.
CUSTOMER PO.
ZONE C

INSTRUCTIONS
7289 WEST BLVD VAN
DAVE 778-891-1806
CAROL 604-526-1809

Table with 4 columns: TIME LOADED (7:42AM), TONNES DELIVERED/TONNES ORDERED (27.31 / 2), HAUL NO. (7760651), TRUCK NO. (HOW8), HAULER (HOWELLS CONTRACTING)

Table with 5 columns: WEIGHTS, PRODUCT, PRODUCT DESCRIPTION, PRICE, AMOUNT. Includes rows for SECHELT SAND, Enviro (MT), and Fuel Surcharge.

SIGNATURES: SHIPPER'S SIGNATURE (Mark B), DRIVER'S SIGNATURE (Brad Milne), DRIVER'S NAME (Brad Milne). Includes Haul Charge, GST, and Prov. Tax details.

RECEIVED IN GOOD CONDITION AS ON REVERSE

TOTAL 224.56

SIGN HERE

CUSTOMER SIGNATURE (Handwritten signature)

GST # 11934 7219 RT

## Appendix I

453 WEST 12TH  
VANCOUVER, B.C. V5Y 1V4  
TEL : 604-873-7898 FAX : 804-873-7100

# CITY OF VANCOUVER

|  |                           |   |                |       |                                       |                                     |  |
|--|---------------------------|---|----------------|-------|---------------------------------------|-------------------------------------|--|
| DATE ISSUED<br><b>JUNE 28, 2010</b>  |                           | PERMIT TYPE<br><b>FIRE PREVENTION DIVISION PERMIT</b> |                |       |                                       | PERMIT NUMBER<br><b>P FI 407984</b> |  |
| LEGAL DESCRIPTION<br><b>PL 7222 LT A OF 3 BLK CC DL 526 &amp; PLAN 7222 (CONT'D)</b>   |                           |   |                |       | ADDRESS<br><b>7289 WEST BOULEVARD</b> |                                     |  |
| ADDITIONAL ADDRESS INFORMATION   |                           |   |                |       |                                       |                                     |  |
| APPLICATION DATE<br><b>JUN 28, 2010</b>  | PURPOSE<br><b>REMOVAL</b> | PROJECT VALUE   | ASSESSED VALUE | PLANS | METRIC<br><b>NO</b>                   | OFFICE NAME                         |  |
| TEMPORARY PERMIT DATES   |                           | TEMPORARY USE DATES                                   |                |       |                                       | SUBTYPE                             |  |
| APPLICANT<br><b>CONTRACTOR<br/>DAVID TAYLOR<br/>SPEEDY SOLUTIONS OIL TANK<br/>PO BOX 111 720 6TH STREET<br/>NEW WESTMINSTER BC V3L 3C5</b> |                           |   | CONTACT 2      |       | CONTACT 3                             |                                     |  |
| TEL 604-526-1809   | BUS.LICENSE 414441        | TEL   | BUS.LICENSE    | TEL   | BUS LICENSE                           |                                     |  |
| FAX  | CERTIFICATE               | FAX   | CERTIFICATE    | FAX   | CERTIFICATE                           |                                     |  |

PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:

**REMOVAL OF ONE TANK.  
CAPACITY UNKNOWN**

**PERMIT CONDITIONS AND NOTES:**

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 9.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.
- 046 Written verification from applicant after work is completed to:  
Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3
- 051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.

| GENERAL USE   | SPECIFICS/LOCATION | AREA (SF) | OCC | GENERAL USE     | SPECIFICS/LOCATION | AREA (SF) | OCC |
|---|--------------------|-----------|-----|-----------------|--------------------|-----------|-----|
| D30 ONE-FAM DWELLING                                |                    |           |     |                 |                    |           |     |
| DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : |                    |           |     | FIRE COMPLETION |                    |           |     |
| APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : |                    |           |     | FIRE INSPECTION |                    |           |     |

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

| FEE              | AMOUNT | FEE   | AMOUNT | SIGNATURE |            |
|------------------|--------|-------|--------|-----------|------------|
| 656 TANK - BFD   | 300.00 |       |        |           |            |
|                  |        |       |        | DATE      |            |
|                  |        |       |        | ISSUED BY | R PRASAD   |
|                  |        |       |        | FOR THE   | FIRE CHIEF |
| INVOICE : 587716 |        | TOTAL |        | \$300.00  |            |

2010/06/28 12:12:55

**APPLICANT COPY**

PSD2000.01 REVISED FEB/08

June 29 @ 0900



City of Vancouver  
Fire & Rescue Services - Fire Prevention Division  
TANK REMOVAL OR ABANDONMENT PERMIT APPLICATION

June 28/2010

FI 407984

Please fill out boxed area only:

|  |  |
|--|--|
| Property Address <u>7289 W. BLVD.</u>  |  |
| Permit Applicant Is: (please print)<br><b>NA Speedy Solutions Oil Tank Removal Inc.</b><br>Address <u>#111 - 720 6<sup>th</sup> St.</u><br>City <u>New Westminster, B.C. V3E 3C5</u><br>Phone # <u>Ph/Fax: 604-526-1809</u><br>Contractor <input checked="" type="checkbox"/> business license no. <u>414441</u><br>Owner <input type="checkbox"/><br>Other <input type="checkbox"/> Specify _____ | Property Owner Is: (please print)<br>Name <u>s.22(1)</u><br>Address <u>7289 W Blvd</u><br>City <u>Van.</u> Postal Code _____<br>Phone # <u>s.22(1)</u> |
| Use of Property <u>Residence</u> <input type="checkbox"/> Site Plan  | Building Permit Associated: BU _____ Type of Liquid (gasoline/petroleum)   |

|  |                                  |
|--|----------------------------------|
| Requested Activity or Service  | <u>unknown</u>                   |
| <input checked="" type="checkbox"/> Remove <u>1</u> tank(s) on site. Capacity (gal/L)  | Setback <u>bottom of tank at</u> |
| <input type="checkbox"/> Abandonment tank(s) on site. Capacity (gal/L)   | Setback <u>bottom of tank at</u> |
| <b>Subject to the Following Conditions and Notes:</b>  |                                  |
| <input type="checkbox"/> for fuel dispensing site or known contamination site, clearance from Environmental Protection Branch<br><input type="checkbox"/> separate building permit for excavation and shoring, plus modified geotechnical engineer's letter<br><input type="checkbox"/> clearance from Engineering Department - Streets Division for work affecting City property<br><input checked="" type="checkbox"/> if work cannot be completed in the same day, owner must follow requirements in VBBL Section 8.2 for Protection of the Public and Fire Safety on fencing off construction site.<br><input type="checkbox"/> for removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purge of vapours. The pipe ends must be permanently sealed by capping or plugging.<br><input type="checkbox"/> for abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry<br><input checked="" type="checkbox"/> tank removal must comply with subsection 4.10.3. of the Vancouver Fire Bylaw<br><input checked="" type="checkbox"/> written verification from applicant after work is completed to: Attn: Customer Service Lieutenant 201-456 W. Broadway, Vancouver, B.C. V5Y 1R3<br><input checked="" type="checkbox"/> phone the Customer Service Lieutenant at 873.7593 for an inspection prior to backfilling. <i>Please arrange for the inspection at least 24 hours in advance.</i><br><input type="checkbox"/> other: |                                  |

|   |                                       |                             |
|---|---------------------------------------|-----------------------------|
| Application is:                         | <u>Jim Brown</u>                      | <b>THIS IS NOT A PERMIT</b> |
| ACCEPTED BY (sign) _____ &              | Permit Fee <b>\$300</b>               |                             |
| WITNESSED (print name)                  | Account Code <b>490200 23800 9200</b> |                             |
| Signature of Applicant <u>D. T...</u>   | Date Entered _____                    |                             |
| Date of Application <u>June 28 2010</u> |                                       |                             |

Please take this signed application form to the 2<sup>nd</sup> floor Trades Clerk Counter for the fire permit issuance.

# CITY OF VANCOUVER

|  |                                   |   |                            |            |                                       |                                     |  |
|--|-----------------------------------|---|----------------------------|------------|---------------------------------------|-------------------------------------|--|
| DATE ISSUED<br><b>JUNE 28, 2010</b>  |                                   | PERMIT TYPE<br><b>FIRE PREVENTION DIVISION PERMIT</b> |                            |            |                                       | PERMIT NUMBER<br><b>P FI 407984</b> |  |
| LEGAL DESCRIPTION<br>PL 7222 LT A OF 3 BLK CC DL 526 & PLAN 7222 (CONT'D)  |                                   |   |                            |            | ADDRESS<br><b>7289 WEST BOULEVARD</b> |                                     |  |
| ADDITIONAL ADDRESS INFORMATION   |                                   |   |                            |            | SPECIFICS                             |                                     |  |
| APPLICATION DATE<br><b>JUN 28, 2010</b>  | PURPOSE<br><b>REMOVAL</b>         | PROJECT VALUE   | ASSESSED VALUE             | PLANS      | METRIC<br><b>NO</b>                   | PLACE NAME                          |  |
| TEMPORARY PERMIT DATES   |                                   | TEMPORARY USE DATES                                   |                            |            |                                       | SUBTYPE                             |  |
| APPLICANT<br><b>CONTRACTOR<br/>DAVID TAYLOR<br/>SPEEDY SOLUTIONS OIL TANK<br/>PO BOX 111 720 6TH STREET<br/>NEW WESTMINSTER BC V3L 3C5</b> |                                   |   |                            |            | CONTACT 2<br><br>CONTACT 3            |                                     |  |
| TEL 604-526-1809<br>FAX  | BUS.LICENSE 414441<br>CERTIFICATE | TEL<br>FAX  | BUS.LICENSE<br>CERTIFICATE | TEL<br>FAX | BUS.LICENSE<br>CERTIFICATE            |                                     |  |

PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:

**REMOVAL OF ONE TANK.  
CAPACITY UNKNOWN**

**PERMIT CONDITIONS AND NOTES:**

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.
- 046 Written verification from applicant after work is completed to:  
Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3
- 051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.

| GENERAL USE | SPECIFICS/LOCATION | AREA (SF) | OCC | GENERAL USE | SPECIFICS/LOCATION | AREA (SF) | OCC |
|-------------|--------------------|-----------|-----|-------------|--------------------|-----------|-----|
| D30         | ONE-FAM DWELLING   |           | C   |             |                    |           |     |

DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE COMPLETION  
 APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE INSPECTION

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

|                  |        |     |        |  |
|------------------|--------|-----|--------|--|
| FEE              | AMOUNT | FEE | AMOUNT | SIGNATURE<br> |
| 656 TANK - SFD   | 300.00 |     |        |  |
| INVOICE : 587716 |        |     |        | DATE   |
| TOTAL            |        |     |        | ISSUED BY<br>R PRASAD  |
|                  |        |     |        | FOR THE<br>FIRE CHIEF  |

2010/06/28 12:12:51

**AUDIT COPY**

PSD2000.01 REVISED FEB/08

**UNDERGROUND STORAGE TANK  
REMOVAL REPORT**

OF

**7289 West Boulevard  
Vancouver, BC  
Fire Permit # FI 407984**

*clean*

**REPORT PREPARED FOR:  
Speedy Solutions Oil Tank Removal  
PO Box 111 – 720 6<sup>th</sup> Street  
New Westminster, BC  
V3L 3C5**

**REPORT PREPARED BY:**

**ALARA Environmental, Health & Safety  
3869 Commercial Street  
Vancouver, BC  
V5N 4G1  
604 724 2331**

**July 2010**

*To  
DOMINO  
4*

---

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|----------------------|---|
| Figure 1 – Site Plan | 4 |
|----------------------|---|



## 1.0 EXECUTIVE SUMMARY

ALARA Environmental Health & Safety Ltd. (ALARA) was retained by Mr. Dave Taylor of Speedy Solutions Oil Tank Removal to conduct a soil investigation program and to provide confirmation sampling for the removal of an Underground Storage Tank (UST) that was located on the North side of the property. The site is located at 7289 West Boulevard, Vancouver, BC. The investigation was initiated to remove the potential environmental liability of having a non-decommissioned UST on the subject site.

The purpose of the investigation was to determine if any soils in and adjacent to the UST nest are contaminated. Contaminants that were investigated in the soils on the subject site were light and heavy extractable petroleum hydrocarbons (LEPH / HEPH).

The site use consists of a residential building. A cursory inspection indicated that no vegetation on the site was stressed, nor were there any large areas with hydrocarbon surface staining or odours.

ALARA Environmental observed the excavation of soils within the UST nest with the remediation contractor, and obtained representative soil samples in order to assess the excavation. The sandy soil used as backfill around the UST was excavated and carefully removed from the nest and contained prior to its characterization.

Soils surrounding the tank that displayed colours characteristic of prior leakage and those that were analysed to contain excessive hydrocarbon soil concentrations were manifested, removed and transported to a hazardous materials landfill.

Six final soil samples (includes initial stockpile sample) were collected by ALARA and analysed by Maxxam Analytics for extractable petroleum hydrocarbons (Total EPH) using BCCSR-Analytical Method 3 "Extractable Petroleum Hydrocarbons in Solids by GC/FID" and CSR-Analytical Method 6 "Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids or Water (LEPH & HEPH)".

Soil analytical results indicated that the soils on the walls and base of the UST nest have EPH levels below the Ministry of Environment (MoE) Residential and "All Sites" Standards.

As outlined in section 57 of the Contaminated Sites Regulation the person responsible for undertaking independent remediation (the owner) must provide notice to the Director of Waste management.

Hydrocarbon contaminated soils from the contents of the UST nest were removed from

the site. Soil samples indicated that the soils on the walls and base at the sampling locations in the tank nest have no further remaining hydrocarbon contamination above Ministry of Environment (MoE) Residential and "All Sites" Standards.

No further action is recommended.

## 2.0 INTRODUCTION

ALARA Environmental Health & Safety Ltd. was retained by Mr. Dave Taylor of Speedy Solutions Oil Tank Removal to conduct a soil investigation and to provide confirmation sampling for the underground storage tank decommissioning for the structure located at 7289 West Boulevard, Vancouver, BC.

The property is rectangular in shape. A site plan is shown in Figure 1. The subject site lies on the West side of West Boulevard in Vancouver, BC.

Prior to the time of sampling, the UST was observed to be in unsound condition. Hydrocarbon contaminated soils were expected and were excavated from the tank nest.

The purpose of this assessment is to identify and remove any contamination from the UST nest (if possible) through intrusive soil sampling and excavation. The study will sample for extractable petroleum hydrocarbons (EPH).

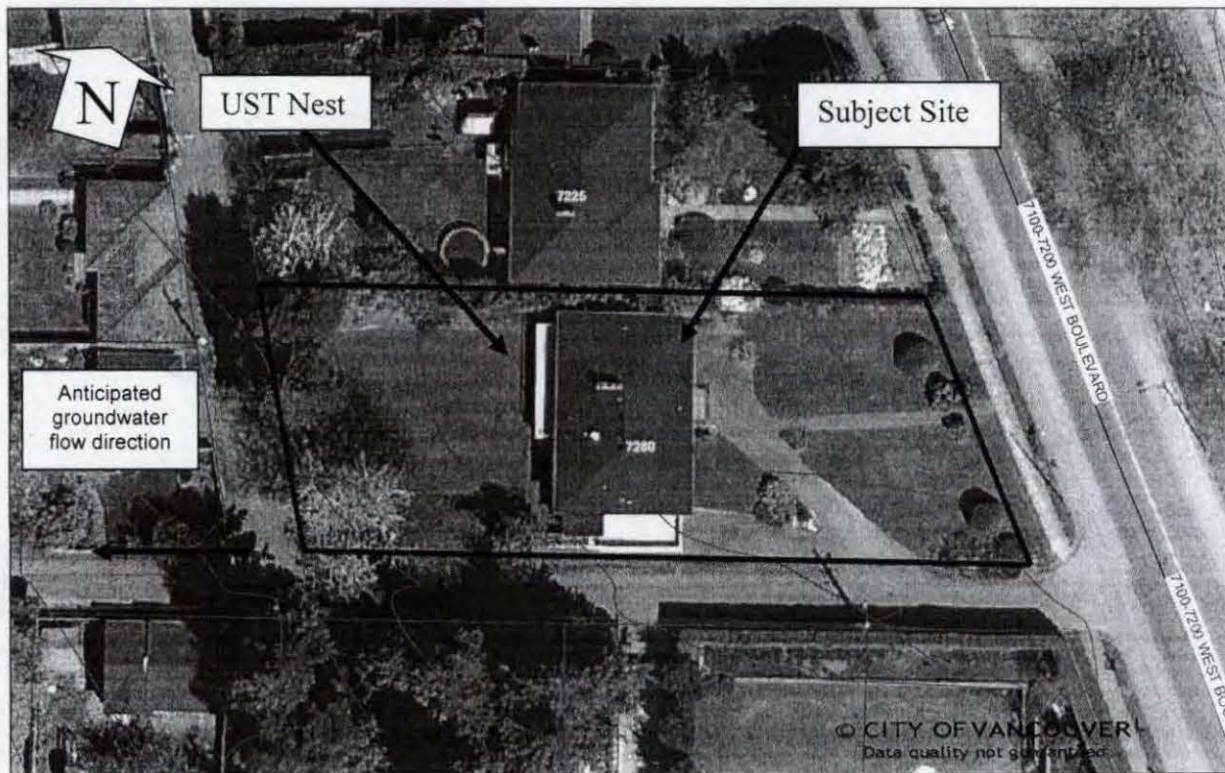


Figure 1 – Site Map

### 3.0 SITE INVESTIGATION

ALARA Environmental arrived on site June 29 and July 8, 2010 and provided consultation for the decommissioning of the UST. The tank had been previously cleaned, extracted and was ready for delivery to a recycling facility prior to the consultant's arrival.

ALARA and the remediation contractor used their olfactory system for odour detection as a first stage indicator of contamination. ALARA collected and submitted soil samples to Maxxam Analytics (3<sup>rd</sup> party laboratory) for analysis.

In total, six samples (includes initial stockpile sample) were taken by ALARA Environmental from within the tank nest to characterize soils. Samples were taken from the sides of the tank nest and the bottom of the pit. Approximately 1540 litres of oily water was pumped out of the UST's interior and nest area. *Sumas*

The top of the tank was located approximately 2 feet below the original grade. Depth to the bottom of the tank was approximately 5-6 feet.

*3/T* Contaminated soils were transported to the Sumas Environmental Landfill as seen in Appendix E. The UST was recycled by ABC Recycling as seen in Appendix F. The contents of the UST were removed by Sumas Environmental pump truck as seen in Appendix G. Clean backfill was delivered to the site by Lehigh Materials as seen in Appendix H.

The site investigation indicated that sandy gravel began from 4.0 feet below ground elevation. Hydrocarbon contamination has no difficulties penetrating or traversing this layer of soil. Sandy gravel is described as loose material and brown in colour. This material did allow the excavator to easily penetrate into this layer. Soil samples from the nest sides were taken at 6.0 feet from the ground elevation, from an area that was adjacent to where the tank was located. The base sample was taken from a depth of 8.0 feet below grade.

Soil samples were collected from a disposable, analytical, purpose made, sampling instrument. Care was taken to ensure that soil samples were representative of the nest with no potential of cross contamination. The field technologist was wearing rubber gloves and exchanged them after each sample was taken. Samples were collected and placed into analytical containers.

Samples delivered to the third party laboratory were delivered in a cooler, on ice, and under chain of custody protocol. Sample analysis was performed using BCCSR-Analytical Method 3 "Extractable Petroleum Hydrocarbons in Solids by GC/FID and CSR-Analytical Method 6 "Calculation of Light and Heavy Extractable Petroleum Hydrocarbons in Solids (LEPH & HEPH)". The method involves acetone/hexane

extraction and GC/FID analysis. EPH components ranging from C10 to C19 and C19 to C32 are quantified against eicosane (n-C20). LEPH & HEPH are calculated by subtraction and specified PAH's.

As part of the owner's legal requirements, a notice for Independent Remediation must be submitted to the Director of Waste Management as outlined in section 57 of the Contaminated Sites Regulation. Appendix C contains a sample letter that is to be completed by the owner and mailed to the Ministry of Environment within 90 days after the completion of the project. Attach to the letter a site sketch indicating the location of the house, UST, and North, similar to Figure 1 (must be attached as Item 1). Additionally, a land title search must be conducted and the results (attached as Item 2).

## 4.0 RESULTS OF ANALYSIS

### Soils Analysis

The results of the laboratory analysis performed on the soil samples are provided below. None of the remaining soil results exceeded the Ministry of Environment (MoE) Residential Standards.

Table 1 – Final Soil Sample Results

| Analyte                     | Units | Location                   | Result                     | Depth (feet) | Residential Criteria Light / Heavy (C10-19 / C19-32) | Detection Limit |
|-----------------------------|-------|----------------------------|----------------------------|--------------|--|-----------------|
| <b><u>June 29, 2010</u></b> |       |                            |                            |              |  |                 |
| EPH <sub>10-19/19-32</sub>  | µg/g  | Stockpile (initial sample) | 10,400 / 2410 <sup>2</sup> |              | 1000/1000  | 100             |
| <b><u>July 8, 2010</u></b>  |       |                            |                            |              |  |                 |
| EPH <sub>10-19/19-32</sub>  | µg/g  | North Wall                 | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | South Wall                 | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | East Wall                  | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | West Wall                  | < / < <sup>1</sup>         | 6.0          | 1000/1000  | 100             |
| EPH <sub>10-19/19-32</sub>  | µg/g  | Base                       | 192 / < <sup>1</sup>       | 8.0          | 1000/1000  | 100             |

Note: < Indicates below detection limit  
<sup>1</sup> Indicates below MoE Residential Criteria  
<sup>2</sup> Indicates above MoE Commercial Criteria or commercial industrial waste

## 5.0 SUMMARY

This Site Investigation and UST decommissioning eliminated the environmental liability of the UST. The investigation consisted of the intrusive assessment, excavation of soils, removal and destruction of the UST, sampling and analysis of soils in the tank nest at the subject site.

Soils were investigated using visual, olfactory means, and chemical analysis. Sample results were compared to the BC Ministry of Environment (MoE) Residential and "All Sites" Standards. Final soil samples were collected by ALARA and submitted to (Maxxam Analytics) a (3<sup>rd</sup> party laboratory) for analysis. These submitted samples confirmed that no hydrocarbon contamination above BC Ministry of Environment (MoE) Residential and "All Sites" Standards exists on the sampled sides and base of the pit.

The responsible person (owner) is required to provide notification to the Ministry of Environment, Director of Waste Management as outlined in section 57 of the Contaminated Sites Regulation. The form included in Appendix C is to be completed and mailed to the Director with Item 1 and Item 2 attached within 90 days after the completion of remediation.

No further action is recommended.

## 6.0 QUALIFICATIONS OF ASSESSOR

Mr. Steven Seewald has a diploma in Civil and Structural Engineering from the British Columbia Institute of Technology in 1998 and a bachelor's degree in Environmental Engineering obtained from the British Columbia Institute of Technology in 1999. Mr. Seewald is registered as an Applied Science Technologist (AScT) with Applied Science Technologists and Technicians of BC (ASTT), as a Registered Canadian Safety Professionals (CRSP) with the Board of Registered Canadian Safety Professionals, and as a Canadian Certified Environmental Practitioner (CCEP) with the Canadian Environmental Certifications Approvals Board. Mr. Seewald has practiced environmental consulting in the province of British Columbia since 1998.

### ALARA Environmental Health & Safety Ltd.:



Steven Seewald, AScT, CCEP, CRSP  
President





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## 7.0 STATEMENT OF LIMITATIONS

ALARA Environmental Health & Safety Ltd. (ALARA) has prepared this report solely for the use of our Client. This report is designed to assist in understanding the physical and environmental factors related to the subject property evaluated in this report, disclosed by the studies undertaken by ALARA. It is based solely on the condition of the site on the dates of such inspections (to the extent observable at that time with the requested sampling method). This report is also limited by financial restraints that could not be exceeded.

The ALARA report is intended to direct the client's attention to recognised environmental conditions, potential sources of environmental contamination, and to potential risks that may occur. Nothing in the report is intended to express any legal opinion upon environmental liabilities relating to the site or whether operations legally conformed to relevant legislative requirements.

ALARA will not accept liability for any loss, injury claim, or damage arising directly or indirectly from any use or reliance on this report by any person or entity other than the client.

Furthermore, it must be understood that changing circumstances in the physical environment, the use of the subject property, as well as changes in any substances stored, used, handled at the subject property could alter radically the conclusions and information contained in this report. Therefore, it is important that the facility is periodically re-evaluated and the client is kept informed as to developments, which may impact the subject property.

Unless an accidental release has been caused by our negligence, our Client agrees to hold harmless and to indemnify and defend ALARA, its directors, officers, servants, agents, employees, workmen, contractors, subcontractors, and sub-consultants from, and against, any and all claims, losses, damages, demands, disputes, liability, and legal and investigative costs, for the defence of any proceedings resulting from all accidental releases which may occur in the course of our retainer. This indemnification shall extend to all claims brought or threatened against ALARA under any federal or provincial statute or municipal bylaw. Our Client further agrees that it will assert no claims against ALARA for accidental releases (except for our own negligence), which may occur in the course of our retainer.

## **Appendix A**

## QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC)

### Extractable Hydrocarbons (Water, Soils, Product, TPH)

#### Quality Control Requirements

**Method Blank:** – Minimum 1 per preparation batch of no more than 20 samples. Analyze at a frequency of one per 20 samples. Use reagent grade water (RODI) or clean sand as a blank. Blanks should be <2xRDL for waters & <RDL for soils.

**Method Blank Spike (LCS):** For every extraction batch a Method Blank Spike consisting of a diesel/motor oil mix, is extracted and analysed. Acceptable recoveries are 50 – 130% for both soils & waters.

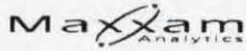
**Reference Materials (RMs):** NRC HS3B or RTC CRM 355-100 (TPH in Soil) or Equivalent: 1 per preparation batch of no more than 50 soil samples. 1 gram of RM is extracted and analysed. The Reference Materials must be wetted with reagent water to approximate 20% moisture prior to extraction. Acceptable recoveries are 50 – 130% of the certified value

**Matrix spike recoveries** Analyze at a frequency of one in 20 or one per batch, whichever is more frequent. Calculate the % recovery as follows:  $R F = \frac{[(\text{sample} + \text{spike}) - (\text{sample only})]}{[\text{spiked amount}]} \times 100\%$  Acceptable recoveries are 50 – 130% for both soils & waters

**Laboratory Duplicate:** Analyze at a frequency of one in 20 or one per batch, whichever is more frequent, unless regulatory or contract requirements dictate differently. The relative percent difference for the compounds detected is calculated as follows:  $R F = \frac{[(\text{sample 1}) - (\text{sample 2})]}{[\text{average of 1 \& 2}]} \times 100\%$  For water samples, if the client provides a duplicate sample, the allowed difference is < 40% when both samples have target concentration greater than 5 times the RDL. For soil samples, the allowable limit is set at < 50% when both samples have target concentration greater than 5 times the RDL. Replicates outside the limits are required to be reviewed and corrective action taken. For soil samples, the data are reviewed, but the variability in matrix and potential for in homogeneity dictates a higher acceptable % difference.

The field sampling instrument operation was calibrated with a calibration standard and established with a blank (0 ppm) and a spike (1000 ppm). Calibration of the instrument is conducted every 10 samples. Verification of the instrument is conducted prior to every use.

## Appendix B



Maxxam Job #: B053031  
Report Date: 2010/07/08

ALARA ENVIRONMENTAL  
Client Project #: BOULEVARD 99 207-65

PHYSICAL TESTING (SOIL)

|                            |       |             |     |          |
|----------------------------|-------|-------------|-----|----------|
| Maxxam ID                  |       | V20705      |     |          |
| Sampling Date              |       | 2010/06/29  |     |          |
| COC#                       |       | G007557     |     |          |
|                            | Units | 99207-65-01 | RDL | QC Batch |
| <b>Physical Properties</b> |       |             |     |          |
| Moisture                   | %     | 15          | 0.3 | 4079549  |

TOTAL PETROLEUM HYDROCARBONS (SOIL)

|                               |       |             |     |          |
|-------------------------------|-------|-------------|-----|----------|
| Maxxam ID                     |       | V20705      |     |          |
| Sampling Date                 |       | 2010/06/29  |     |          |
| COC#                          |       | G007557     |     |          |
|                               | Units | 99207-65-01 | RDL | QC Batch |
| <b>Hydrocarbons</b>           |       |             |     |          |
| EPH (C10-C19)                 | mg/kg | 10400       | 100 | 4080145  |
| EPH (C19-C32)                 | mg/kg | 2410        | 100 | 4080145  |
| <b>Surrogate Recovery (%)</b> |       |             |     |          |
| O-TERPHENYL (sur.)            | %     | 93          |     | 4080145  |

RDL = Reportable Detection Limit

Maxxam Job #: B053031  
Report Date: 2010/07/08

ALARA ENVIRONMENTAL  
Client Project #: BOULEVARD 99 207-65

**PHYSICAL TESTING (SOIL)**

|                            |              |                    |            |                 |
|----------------------------|--------------|--------------------|------------|-----------------|
| Maxxam ID                  |              | V20705             |            |                 |
| Sampling Date              |              | 2010/06/29         |            |                 |
| COC#                       |              | G007557            |            |                 |
|                            | <b>Units</b> | <b>99207-65-01</b> | <b>RDL</b> | <b>QC Batch</b> |
| <b>Physical Properties</b> |              |                    |            |                 |
| Moisture                   | %            | 15                 | 0.3        | 4079549         |

**TOTAL PETROLEUM HYDROCARBONS (SOIL)**

|                               |              |                    |            |                 |
|-------------------------------|--------------|--------------------|------------|-----------------|
| Maxxam ID                     |              | V20705             |            |                 |
| Sampling Date                 |              | 2010/06/29         |            |                 |
| COC#                          |              | G007557            |            |                 |
|                               | <b>Units</b> | <b>99207-65-01</b> | <b>RDL</b> | <b>QC Batch</b> |
| <b>Hydrocarbons</b>           |              |                    |            |                 |
| EPH (C10-C19)                 | mg/kg        | 10400              | 100        | 4080145         |
| EPH (C19-C32)                 | mg/kg        | 2410               | 100        | 4080145         |
| <b>Surrogate Recovery (%)</b> |              |                    |            |                 |
| O-TERPHENYL (sur.)            | %            | 93                 |            | 4080145         |

RDL = Reportable Detection Limit

Maxxam Job #: B053031  
Report Date: 2010/07/08

ALARA ENVIRONMENTAL  
Client Project #: BOULEVARD 99 207-65

**PHYSICAL TESTING (SOIL)**

|                            |              |                    |            |                 |
|----------------------------|--------------|--------------------|------------|-----------------|
| Maxxam ID                  |              | V20705             |            |                 |
| Sampling Date              |              | 2010/06/29         |            |                 |
| COC#                       |              | G007557            |            |                 |
|                            | <b>Units</b> | <b>99207-65-01</b> | <b>RDL</b> | <b>QC Batch</b> |
| <b>Physical Properties</b> |              |                    |            |                 |
| Moisture                   | %            | 15                 | 0.3        | 4079549         |

**TOTAL PETROLEUM HYDROCARBONS (SOIL)**

|                               |              |                    |            |                 |
|-------------------------------|--------------|--------------------|------------|-----------------|
| Maxxam ID                     |              | V20705             |            |                 |
| Sampling Date                 |              | 2010/06/29         |            |                 |
| COC#                          |              | G007557            |            |                 |
|                               | <b>Units</b> | <b>99207-65-01</b> | <b>RDL</b> | <b>QC Batch</b> |
| <b>Hydrocarbons</b>           |              |                    |            |                 |
| EPH (C10-C19)                 | mg/kg        | 10400              | 100        | 4080145         |
| EPH (C19-C32)                 | mg/kg        | 2410               | 100        | 4080145         |
| <b>Surrogate Recovery (%)</b> |              |                    |            |                 |
| O-TERPHENYL (sur.)            | %            | 93                 |            | 4080145         |

RDL = Reportable Detection Limit



Driven by service and Science  
www.maxxamanalytics.com

Maxxam Job #: B055736  
Report Date: 2010/07/14

ALARA ENVIRONMENTAL  
Client Project #: 99207-65 BOULEVARD

**PHYSICAL TESTING (SOIL)**

| Maxxam ID                  |       | V35001      | V35002      |          | V35003      |          | V35004      | V35005      |     |          |
|----------------------------|-------|-------------|-------------|----------|-------------|----------|-------------|-------------|-----|----------|
| COC#                       |       | F148865     | F148865     |          | F148865     |          | F148865     | F148865     |     |          |
|                            | Units | 99207-65-01 | 99207-65-02 | QC Batch | 99207-65-03 | QC Batch | 99207-65-04 | 99207-65-05 | RDL | QC Batch |
| <b>Physical Properties</b> |       |             |             |          |             |          |             |             |     |          |
| Moisture                   | %     | 9.7         | 6.3         | 4095180  | 9.0         | 4095155  | 11          | 12          | 0.3 | 4095180  |

**TOTAL PETROLEUM HYDROCARBONS (SOIL)**

| Maxxam ID                     |       | V35001      | V35002      | V35003      | V35004      | V35005      |     |          |
|-------------------------------|-------|-------------|-------------|-------------|-------------|-------------|-----|----------|
| COC#                          |       | F148865     | F148865     | F148865     | F148865     | F148865     |     |          |
|                               | Units | 99207-65-01 | 99207-65-02 | 99207-65-03 | 99207-65-04 | 99207-65-05 | RDL | QC Batch |
| <b>Hydrocarbons</b>           |       |             |             |             |             |             |     |          |
| EPH (C10-C19)                 | mg/kg | ND          | ND          | ND          | ND          | 192         | 100 | 4097751  |
| EPH (C19-C32)                 | mg/kg | ND          | ND          | ND          | ND          | ND          | 100 | 4097751  |
| <b>Surrogate Recovery (%)</b> |       |             |             |             |             |             |     |          |
| O-TERPHENYL (sur.)            | %     | 97          | 98          | 98          | 98          | 99          |     | 4097751  |

*OK*

ND = Not detected  
RDL = Reportable Detection Limit



## Appendix C



**Section IV Environmental Consultant / Contractor / Agent Contact**

Name of Firm: ALARA Environmental Health & Safety Ltd.  
Contact Name: Steven Seewald  
Address: Street 3869 Commercial Street  
City: Vancouver Province/State: BC  
Country: Canada Postal /Zip Code: V5N 4G1  
Phone: 604.724.2331 Fax: 604.876.6585

**Section V Primary Land Use**

Contaminated Sites Regulation land use classification at the site surface (check one)

- Industrial     Commercial     Residential     Urban park     Agricultural     Wildlands

Description of current operation (e.g. service station) Residential

Is a change in zoning or land use expected?

- Change in zoning     Change in land use     Change in zoning or land use  
From \_\_\_\_\_ To \_\_\_\_\_

**Section VI Confirmed or Suspected Source of Contamination (e.g. leaking underground storage tank)**

- Underground storage tank (UST)  
 Oil and gas industry operations  
 Offsite source  
 Other (please describe):

Was a Notification of Offsite Migration also submitted for this site?

- No     Yes    If Yes, date of submission:

YYYY-MM-DD

### Section VII Soil Investigations and Remediation

The following contaminants  Were found  Are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

LEPH / HEPH

Soil remediation strategy (include volume and intended treatment and/or disposal location for contaminated soil if managed offsite):

- Excavation and offsite disposal:  
 Other (please describe):

Scope of soil remediation:  Whole site  Part of site

Remediation standards used:  Numerical  Risk-based  Both

Were soil vapour investigations undertaken?  Yes  No

### Section VIII Groundwater and Surface Water Investigations and Remediation

The following contaminants  Were found  Are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Water remediation strategy (include volume and intended treatment and/or disposal location for contaminated surface water and groundwater if managed offsite):

- Pumping and offsite disposal:  
 Other (please describe):

Scope of water remediation:  Whole site  Part of site

Remediation standards used:  Numerical  Risk-based  Both

N/A

### Section IX Sediment Investigations and Remediation

The following contaminants  were found  are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Sediment remediation strategy (include volume and intended treatment and/or disposal location for contaminated sediments if managed offsite):

- Excavation and offsite disposal:  
 Other (please describe):

Scope of sediment remediation:  Whole site  Part of site

Remediation standards used:  Numerical  Risk-based  Both

N/A

**Section X Vapour Investigations and Remediation**

The following contaminants  were found  are suspected

List contaminants (and maximum concentrations if known). Attach additional information if not enough space.

Vapour remediation strategy (include volume and intended treatment and/or disposal location for contaminated soil, groundwater, surface water and sediments if managed offsite):

Excavation or pumping and offsite disposal:

Other (please describe):

Scope of vapour remediation:  Whole site  Part of site

Remediation standards used:  Numerical  Risk-based  Both

N/A

**Section XI Reason for Remediation:**

Construction  Demolition  Upgrade

Other: Removal of Underground Storage Tank and contaminated soils

**Section XII Authorizations for Discharges to the Environment from the Site**

Please provide the authorization numbers under the *Environmental Management Act* for any air, effluent and soil discharges to the environment for treatment works located at the site.

PS8096

**Section XIII Additional Comments**

(RE: Section VII) 30.64 tons of contaminated soils were removed from the site and delivered to Sumas Hazardous Waste Landfill facility - Site is now clean, all contaminated soils have been removed from the site

**Section XIV Signature**

I confirm that the above information is true based on my knowledge as of the date this notification form was completed.

Signature of person completing form

Printed name

Date completed (YYYY-MM-DD)

Please sign your completed Notification of Independent Remediation form and include the following:

Site plan  Land Title record

**Please send the package to:**

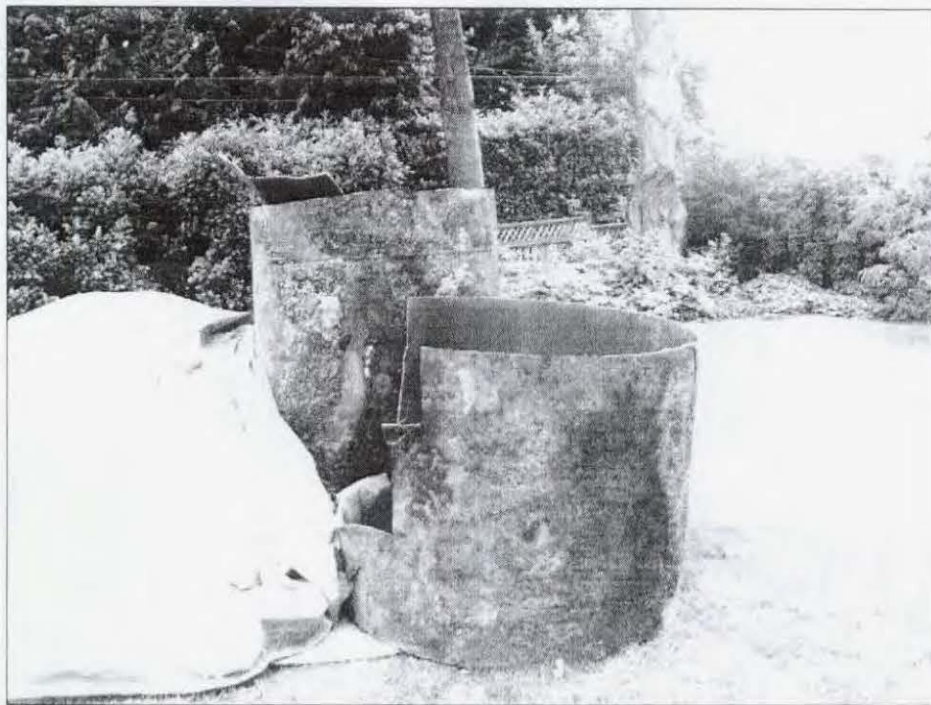
Site Information Advisor  
Ministry of Environment  
PO Box 9342 Stn Prov Govt  
Victoria B.C. V8W 9M1  
Fax (250) 387-9935  
E-mail: Advisor.SiteInformation@gov.bc.ca

For further information, please refer to the information under our key topic website on independent remediation or e-mail us at [site@gov.bc.ca](mailto:site@gov.bc.ca).

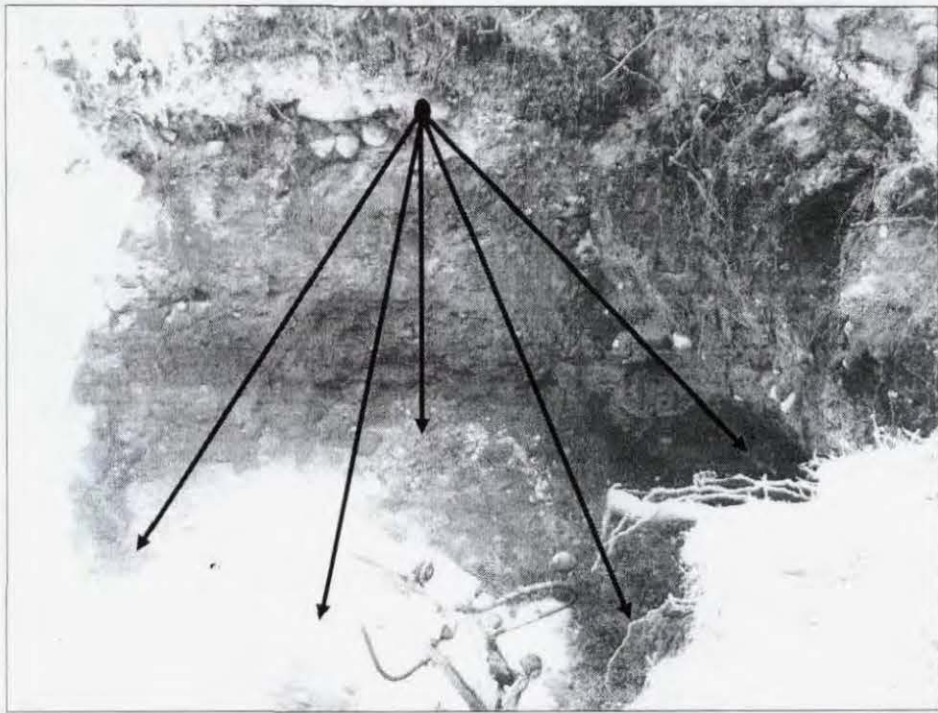
## Appendix D



Excavation site's proximity to the building



Tank extracted, cleaned and ready for delivery to recycling facility



Sampling locations within UST nest



## Appendix E

**Sumas Remediation Services  
Summary of Soil Arrival**

Project #: 10-423

Contaminant of Concern: I.EPH

Contaminated Site Address: 7289 West Blvd., Vancouver, BC

Analytical: Alara

Treatment Facility: 4623 Fyvie Road, Burnaby, BC

Contact Information: Nicole

| Arrival Date | Hour  | License Numbers |         | Weight(KG) |           |           | Tracking Form | Weigh Bill # |
|--------------|-------|-----------------|---------|------------|-----------|-----------|---------------|--------------|
|              |       | Truck           | Trailer | Gross      | Tare      | Total     |               |              |
| 2-Jul-10     | 13:06 | 0118GJ          |         | 26,610.00  | 14,650.00 | 11,960.00 | 18571         | 37714        |
| 7-Jul-10     | 11:19 | 5234JL          |         | 23,830.00  | 13,420.00 | 10,410.00 | 10-423        | 38005        |
| 7-Jul-10     | 11:37 | ?               |         | 22,390.00  | 14,120.00 | 8,270.00  | 18604         | 38086        |

**Project Total:**

**30,640.00 Kg**

**30.64 Tonnes**

FROM : SPEEDY OIL TANK REMOVAL  
 JUL-14-10 06:11AM FRIED-SUMAS

FAX NO. :

604-990-3269

JUL 14 2010 10:02AM P2  
 T-092 2 02/02 1-556

## Appendix F

**A Speedy Solutions Oil Tank Removal Inc.**

#653-3495 Cambie St., Vancouver, BC, V5Z 4R3 Ph/Fax: 604-294-1806

Your Lower Mainland Specialists **7289 WEST BOULEVARD,**  
**VANCOUVER BC**



**ABC Recycling**

Powered by Metal  
Guided by Inner Strength,  
Since 1912

In: 11260 1b @ 11:19

Customer: SPEEDY SOLUTIONS

Info:

Commodity: FEOS

07/05/10

Truck: SPE

11260 1b G 11:24

10580 1b T 11:24

680 1b NET

NOTES \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1st WEIGHER

0 ON \_\_\_\_\_ NO VALUE \_\_\_\_\_ LB

\_\_\_\_\_ OFF - \_\_\_\_\_ FREIGHT \_\_\_\_\_ TON

SCALE TICKET 126878

**NOT NEGOTIABLE  
FILE COPY ONLY**



## Appendix G



## Appendix H

# LEHIGH

HEIDELBERGCEMENT Group

**Lehigh Materials**  
 a division of Lehigh Hanson Materials Limited  
 P.O. Box 2300  
 Vancouver, B.C. V6B 3W6  
 Telephone: 604-261-6225 / OFFICE  
 1-888-534-4442 / TOLL-FREE DISPATCH  
 604-659-2121 / DISPATCH  
 250-382-2973 / VAN. ISLAND DISPATCH  
 604-886-7695 / SECHELT DISPATCH

DELIVERY  
TICKET

CUSTOMER

FOR BETTER BUILDING



Duck Island 97061200

GST#: 119347219

DEPOTS

|                                  |                                       |                                   |                                       |
|----------------------------------|---------------------------------------|-----------------------------------|---------------------------------------|
| 26 - E - 343 Bay St.<br>Victoria | 30 - 5784 Sechelt Inlet Rd<br>Sechelt | 35 - N. Foot of #3 Rd<br>Richmond | 38 - #10 Riverside Dr<br>N. Vancouver |
| 41 - 12366 Musqueam Dr<br>Surrey | 42 - 6245 River Rd<br>Delta           | 63 - Wolfe Road<br>Chilliwack     | 66 - 20111 - 102B Ave<br>Langley      |

|   |                       |                     |                    |                       |
|---|-----------------------|---------------------|--------------------|-----------------------|
| CUSTOMER NAME:<br>A SPEEDY SOLUTIONS OIL TANK REM | CUSTOMER NO.<br>42728 | ORDER NO.<br>546039 | DATE<br>09/07/2010 | TICKET NO.<br>4111747 |
|---|-----------------------|---------------------|--------------------|-----------------------|

|  |           |              |           |
|--|-----------|--------------|-----------|
| DELIVERY ADDRESS<br>7289 WEST BLVD VAN | QUOTE NO. | CUSTOMER PO. | ZONE<br>C |
|--|-----------|--------------|-----------|

INSTRUCTIONS  
7289 WEST BLVD VAN

DAVE 778-891-1806

CAROL 604-526-1809

|                       |  |                    |                      |                |                               |
|-----------------------|--|--------------------|----------------------|----------------|-------------------------------|
| TIME LOADED<br>8:18AM | TONNES DELIVERED/TONNES ORDERED<br>40.61 / 3 | HAUL NO.<br>26,500 | TRUCK NO.<br>7730651 | HAULER<br>HOWS | HAULER<br>HOWELLS CONTRACTING |
|-----------------------|--|--------------------|----------------------|----------------|-------------------------------|

| WEIGHTS              |        |         | PRODUCT            | PRODUCT DESCRIPTION | PRICE | AMOUNT |
|----------------------|--------|---------|--------------------|---------------------|-------|--------|
| Gross                | Tare   | Net     | 70211 SECHELT SAND |                     | 10.00 | 100.00 |
|                      |        |         | 119950 Enviro (MT) |                     | 0.40  | 5.32   |
|                      |        |         | Fuel Surcharge     |                     |       | 0.00   |
| 25.39 M              | 12.09M | 13.30 M |                    |                     |       |        |
| * Predetermined Tare |        |         |                    |                     |       |        |

|  |  |                             |             |        |
|--|--|-----------------------------|-------------|--------|
| SHIPPER'S SIGNATURE<br>Mark B            | DRIVER'S SIGNATURE<br><i>[Signature]</i> | DRIVER'S NAME<br>Brad Milne | HAUL CHARGE |        |
|  |  |                             | GST         | 57.71  |
|  |  |                             | PROV. TAX   | 23.52  |
|  |  |                             |             | 0.00   |
| RECEIVED IN GOOD CONDITION AS ON REVERSE |  |                             | TOTAL       | 219.55 |

SIGN  
HERE

CUSTOMER SIGNATURE

GST # 11934 7219 RT





**Lehigh Materials**

a division of Lehigh Hanson Materials Limited  
 P.O. Box 2300  
 Vancouver, B.C. V6B 3W8  
 Telephone 604-261-8225 / OFFICE  
 1-888-534-4442 / TOLL-FREE DISPATCH  
 604-659-2121 / DISPATCH  
 250-382-2973 / VAN. ISLAND DISPATCH  
 604-885-7595 / SECHELT DISPATCH

DELIVERY TICKET

CUSTOMER

FOR BETTER BUILDING



Duck Island 97061200

GST#: 119347219

DEPOTS

- 26 - E-343 Bay St. Victoria
- 30 - 5784 Secheit Inlet Rd. Sechelt
- 35 - N. Foot of #3 Rd. Richmond
- 38 - #10 Riverside Dr. N. Vancouver
- 41 - 12366 Musqueam Dr. Surrey
- 42 - 6245 River Rd. Delta
- 63 - Wolfe Road. Chilliwack
- 66 - 20111 - 102B Ave. Langley

| CUSTOMER NAME:<br><b>A SPEEDY SOLUTIONS OIL TANK REM</b> |   | CUSTOMER NO.<br><b>7742728</b> | ORDER NO.<br><b>546039</b>         | DATE<br><b>09/07/2010</b> | TICKET NO.<br><b>4111735</b>         |
|--|---|--------------------------------|------------------------------------|---------------------------|--------------------------------------|
| DELIVERY ADDRESS<br><b>7289 WEST BLVD VAN</b>            |   | QUOTE NO.                      | CUSTOMER PO.                       | ZONE<br><b>C</b>          |                                      |
| INSTRUCTIONS<br><b>7289 WEST BLVD VAN</b>                |   |                                |                                    |                           |                                      |
| <b>DAVE 778-891-1806</b>                                 |   |                                |                                    |                           |                                      |
| <b>CAROL 604-526-1809</b>                                |   |                                |                                    |                           |                                      |
| TIME LOADED<br><b>7:01AM</b>                             | TONNES DELIVERED/TONNES ORDERED<br><b>13.58 / 1</b> | <b>26,500</b>                  | HAUL NO.<br><b>7760651</b>         | TRUCK NO.<br><b>HOW8</b>  | HAULER<br><b>BOWELLS CONTRACTING</b> |
| WEIGHTS  |   | PRODUCT                        | PRODUCT DESCRIPTION                | PRICE                     | AMOUNT                               |
| Gross  | Tare  | Net                            | <b>70211 SECHELT SAND</b>          | <b>10.00</b>              | <b>135.80</b>                        |
|  |   |                                | <b>119950 Enviro (MT)</b>          | <b>0.40</b>               | <b>5.43</b>                          |
| <b>25.67 M</b>   | <b>12.09M</b>                                       | <b>13.58 M</b>                 | <b>Fuel Surcharge</b>              |                           | <b>0.00</b>                          |
| SHIPPER'S SIGNATURE<br><b>Mark B</b>                     | DRIVER'S SIGNATURE<br>                              |                                | DRIVER'S NAME<br><b>Brad M. W.</b> |                           | HAUL CHARGE<br><b>57.71</b>          |
| RECEIVED IN GOOD CONDITION AS ON REVERSE                 |   |                                |                                    | GST<br><b>23.87</b>       |                                      |
|  |   |                                |                                    | PROV. TAX<br><b>0.00</b>  |                                      |
|  |   |                                |                                    | <b>TOTAL</b>              | <b>222.81</b>                        |

SIGN HERE

CUSTOMER SIGNATURE

GST # 11934 7219 RT



**Lehigh Materials**  
 a division of Lehigh Hanson Materials Limited  
 P.O. Box 2300  
 Vancouver, B.C. V6B 3W6  
 Telephone 604-261-6225 / OFFICE  
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 604-885-7595 / SECHELT DISPATCH

DELIVERY  
TICKET

CUSTOMER

FOR BETTER BUILDING



Duck Island 97061200

GST#: 119347219

DEPOTS

26 - E - 343 Bay St. Victoria  
 30 - 5784 Sechelt Inlet Rd Sechelt  
 35 - N. Foot of #3 Rd Richmond  
 38 - #10 Riverside Dr N. Vancouver  
 41 - 12366 Musqueam Dr Surrey  
 42 - 6245 River Rd Delta  
 63 - Wolfe Road Chilliwack  
 66 - 20111 - 102B Ave Langley

|   |  |                         |                             |                    |  |
|---|--|-------------------------|-----------------------------|--------------------|--|
| CUSTOMER NAME:<br>A SPEEDY SOLUTIONS OIL TANK REM |  | CUSTOMER NO.<br>7742728 | ORDER NO.<br>546033         | DATE<br>09/07/2010 | TICKET NO.<br>4111733  |
| DELIVERY ADDRESS<br>7289 WEST BLVD VAN            |  | QUOTE NO.               | CUSTOMER PO.                | ZONE<br>C          |  |
| INSTRUCTIONS<br>7289 WEST BLVD VAN                |  |                         |                             |                    |  |
| DAVE 778-891-1806                                 |  |                         |                             |                    |  |
| CAROL 604-526-1809                                |  |                         |                             |                    |  |
| TIME LOADED<br>7:42AM                             | TONNES DELIVERED/TONNES ORDERED<br>27.31 / 2 |                         | HAUL NO.<br>7760651         | TRUCK NO.<br>HOW8  | HAULER<br>HOWELLS CONTRACTING  |
| WEIGHTS   |  | PRODUCT                 | PRODUCT DESCRIPTION         | PRICE              | AMOUNT   |
| Gross   | Tare   | Net                     | 70211 SECHELT SAND          | 10.00              | 137.30   |
|   |  |                         | 113950 Enviro (MT)          | 0.40               | 5.49   |
| 25.82 M   | 12.09M                                       | 13.73 M                 | Fuel Surcharge              |                    | 0.00   |
| * Predetermined Tare                              |  |                         |                             |                    |  |
| SHIPPER'S SIGNATURE<br>Mark B                     | DRIVER'S SIGNATURE<br>                       |                         | DRIVER'S NAME<br>Brad Milne |                    | HAUL CHARGE<br>GST<br>PROV. TAX<br>TOTAL<br>57.71<br>24.06<br>0.00<br>224.56 |

RECEIVED IN GOOD CONDITION AS ON REVERSE

SIGN  
HERE

CUSTOMER SIGNATURE

GST # 11934 7219 RT

## **Appendix I**

453 WEST 12TH  
VANCOUVER, B.C. V5Y 1V4  
TEL: 604-872-3995 FAX: 604-873-7100

# CITY OF VANCOUVER

|  |                           |   |                |         |                                       |                                     |  |
|--|---------------------------|---|----------------|---------|---------------------------------------|-------------------------------------|--|
| DATE ISSUED<br><b>JUNE 28, 2010</b>  |                           | PERMIT TYPE<br><b>FIRE PREVENTION DIVISION PERMIT</b> |                |         |                                       | PERMIT NUMBER<br><b>P FI 407984</b> |  |
| LEGAL DESCRIPTION<br>PL 7222 LT A OF 3 BLK CC DL 526 & PLAN 7222 (CONT'D)  |                           |   |                |         | ADDRESS<br><b>7289 WEST BOULEVARD</b> |                                     |  |
| ADDITIONAL ADDRESS INFORMATION   |                           |   |                |         | SPECIFICS                             |                                     |  |
| APPLICATION DATE<br><b>JUN 28, 2010</b>  | PURPOSE<br><b>REMOVAL</b> | PROJECT VALUE   | ASSESSED VALUE | PLANS   | METRIC<br><b>NO</b>                   | PLACE NAME                          |  |
| TEMPORARY PERMIT DATES   |                           | TEMPORARY USE DATES                                   |                | SUBTYPE |                                       |                                     |  |
| APPLICANT<br><b>CONTRACTOR<br/>DAVID TAYLOR<br/>SPEEDY SOLUTIONS OIL TANK<br/>PO BOX 111 720 6TH STREET<br/>NEW WESTMINSTER BC V3L 3C5</b> |                           |   | CONTACT 2      |         | CONTACT 3                             |                                     |  |
| TEL 604-526-1809   | BUS.LICENSE 414441        | TEL   | BUS.LICENSE    | TEL     | BUS.LICENSE                           |                                     |  |
| FAX  | CERTIFICATE               | FAX   | CERTIFICATE    | FAX     | CERTIFICATE                           |                                     |  |

PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED:

**REMOVAL OF ONE TANK.  
CAPACITY UNKNOWN**

**PERMIT CONDITIONS AND NOTES:**

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
- 010 For fuel dispensing site or known contamination site, clearance from Environmental Protection Branch.
- 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites.
- 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging.
- 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law.
- 046 Written verification from applicant after work is completed to:  
Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3
- 051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.

| GENERAL USE   | SPECIFICS/LOCATION | AREA (SF) | OCC | GENERAL USE     | SPECIFICS/LOCATION | AREA (SF) | OCC |
|---|--------------------|-----------|-----|-----------------|--------------------|-----------|-----|
| D30   | ONE-FAM DWELLING   |           | C-  |                 |                    |           |     |
| DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : |                    |           |     | FIRE COMPLETION |                    |           |     |
| APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : |                    |           |     | FIRE INSPECTION |                    |           |     |

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

|                  |        |     |         |            |
|------------------|--------|-----|---------|------------|
|                  | AMOUNT | FEE | AMOUNT  | SIGNATURE  |
| <b>FEE</b>       |        |     |         |            |
| 656 TANK - SFD   | 300.00 |     |         |            |
|                  |        |     |         | DATE       |
|                  |        |     |         | ISSUED BY  |
|                  |        |     |         | R PRASAD   |
|                  |        |     |         | FOR THE    |
|                  |        |     |         | FIRE CHIEF |
| INVOICE : 587716 | TOTAL  |     | 3300.00 |            |

**APPLICANT COPY**

2010/06/28 12:12:55

PSD2000.01 REVISED FEB/08

Permit  Street number  To  Street name

**General Information**

|                   |  |               |               |
|-------------------|--|---------------|---------------|
| Permit            | FI407984   | Type          | FI - FIRE     |
| Permit address    | 7289 WEST BOULEVARD                                  | Status        | COMPLETE      |
| Specific address  |  | Opened        | 28 Jun 2010   |
| Place name        |  | Issued        | 28 Jun 2010   |
| Addressing data   |  |               |               |
| Coordinate        | 090 - 802 - 77 - 0000                                |               |               |
| Legal Description | PL 7222 LT A OF 3 BLK CC DL 526 & PLAN 7222 (CONT'D) |               |               |
| Project value     | \$0.00   | Purpose to    | 610 - REMOVAL |
| Assessed value    | \$0.00   | Subtype       | -             |
| Temporary bldg    |  | to            |               |
| Temporary use     |  | to            |               |
| Complexity        | -  | Sets of plans | 0             |
| Signature on      | PER - PERMIT   | Metric?       |               |

PER 81 - ENV PROTECTN INSPN      EP02    ENV PROTECTION      20 - FINAL      05 Jul 2010    26 Jul 2010

**Action Details**

| Date        | Action by | Action                 | Action specifics | Reference |
|-------------|-----------|------------------------|------------------|-----------|
| 05 Jul 2010 | T BROWN   | 060 - OPEN GROUP       | -                | -         |
| 26 Jul 2010 | M GURNEY  | 990 - FINAL INSPECTION | 90 - ACCEPTED    | -         |

PER 83 - FIRE INSPECTION      FIRE DEPARTMENT      20 - FINAL      28 Jun 2010    05 Jul 2010

**Action Details**

| Date        | Action by | Action                 | Action specifics | Reference |
|-------------|-----------|------------------------|------------------|-----------|
| 28 Jun 2010 | R PRASAD  | 060 - OPEN GROUP       | -                | -         |
| 05 Jul 2010 | K SHEARER | 990 - FINAL INSPECTION | 90 - ACCEPTED    | -         |