

File No.: 04-1000-20-2019-081

February 15, 2019

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 February 6, 2019 for:

Copy of the Underground Storage Tank Removal permit and the associated permit and reports provided by the contractor to the City for 1239 West 40th Avenue.

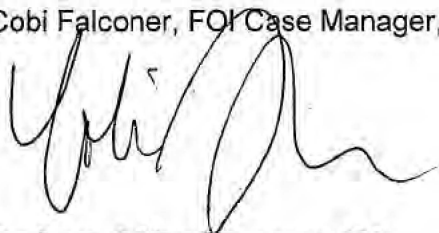
All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, 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 (#04-1000-20-2019-081); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Cobi Falconer, FOI Case Manager, for



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

*If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:pm

**VANCOUVER TANK SPECIALIST
32275 GEORGE FERGUSON WAY
ABBOTSFORD, BC V2T 2K8
PHONE: 604-723-5575**

WEBSITE: WWW.OILTANK.CA

**REPORT ON CONTAMINATED SOIL REMEDIATION
Undertaken by an independent operator**

Date: April 23, 2009

To: Vancouver fire Department
Fire Prevention Division
#201 – 456 West Broadway
Vancouver, BC V5Y 1R3

PROJECT ADDRESS: 1239 WEST 40TH AVENUE, VANCOUVER, BC

This letter of verification from Tri-City Tank Tech Ltd. is to confirm that our company removed contaminated soil from the above-stated address.

Approximately 18.49 metric tonnes of contaminated soil around the area of the oil tank (the "site") was removed and transported to Sumas Remediation Services Inc. for treatment/disposal, as per environmental guidelines.

The site was cleared for back-fill by Alara Environmental. The site was backfilled with clean fill, as per environmental guidelines.

Sincerely,



Shawn Kennedy
Independent Operator

Sumas Remediation Services Summary of Soil Arrival

Project #: 09-114

Contaminant of Concern: LEPH

Contaminated Site Address: 1239 West 40th Vancouver, BC

Analytical: None

Treatment Facility: 4623 Byrne Rd, Burnaby, BC

Contact Information:

Arrival Date	Hour	License Numbers		Weight(KG)			Tracking Form	Weigh Bill #
		Truck	Trailer	Gross	Tare	Total		
2-Apr-09	917	0525KS		22,950.00	11,550.00	11,400.00	11044	24989
13-Apr-09	1435	0525KS		18,640.00	11,550.00	7,090.00	11378	25112

Project Total: 18,490.00 Kg

18.49 Tonnes

APR-17-09 07:10AM FROM-SUMAS

604-9908289

T-026 P. 02/02 F-508

AUTOFAX

COVER SHEET

CANTEST
A Member of the CANAM Group

CanTest Ltd.

Professional
Analytical
Services

4606 Canada Way
Burnaby, BC
V5G 1K5

Fax: 604 731 2386

Tel: 604 734 7276

1 800 665 8566

Date: March 20, 2009
To: Tri City Tank Tech Ltd.
Att'n: Terry Kennedy
From: Nathan Kung
Subject: Analytical Results

MESSAGE:

LINKS
AUTOEMAIL

Another great service available only at CANTEST, LINKS AutoEmail compiles and transmits all your analytical data the moment your project has been completed!

Call today to set up your FREE AutoEmail account!

NOTE: This message is intended only for the use of the individual or entity to which it is addressed and contains information that is confidential. If the reader of this message is not the intended recipient, or the agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure or distribution of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original to us at the above address by mail without making a copy. Thank you.

REPORTED TO: Tri City Tank Tech Ltd.



REPORT DATE: March 20, 2009

GROUP NUMBER: 100317082

Conventional Parameters in Soil

CLIENT SAMPLE IDENTIFICATION:	SAMPLE DATE	CANTEST ID	Moisture
1239 West 40st Vancouver BC	Mar 17/09	003170274	18.2
DETECTION LIMIT UNITS			0.1 %

% = percent

REPORTED TO: Tri City Tank Tech Ltd.

REPORT DATE: March 20, 2009

GROUP NUMBER: 100317082



Extractable Petroleum Hydrocarbons (EPH) in Soil

CLIENT SAMPLE IDENTIFICATION:	SAMPLE DATE	CANTEST ID	EPHs10-19	EPHs19-32
1239 West 40st Vancouver BC	Mar 17/09	903170274	4400	1800
DETECTION LIMIT UNITS			250 $\mu\text{g/g}$	250 $\mu\text{g/g}$

$\mu\text{g/g}$ = micrograms per gram, on a dry weight basis.

Analysis Report



CANTEST LTD.

Professional
Analytical
Services

4606 Canada Way
Burnaby, B.C.
V5G 1K5

FAX: 604 731 2386

TEL: 604 734 7276

1 800 885 8566

REPORT ON: Analysis Soil Sample
REPORTED TO: Tri City Tank Tech Ltd.
10 - 1135 Landsdowne Drive
Coquitlam, BC
V3B 7K6

Att'n: Terry Kennedy

CHAIN OF CUSTODY: 2141441

NUMBER OF SAMPLES: 1

REPORT DATE: March 20, 2009

DATE SUBMITTED: March 17, 2009

GROUP NUMBER: 100317082

SAMPLE TYPE: Soil

NOTE: Results contained in this report refer only to the testing of samples as submitted. Other information is available on request.

TEST METHODS:

Moisture in Soil - analysis was performed gravimetrically by heating a separate sample portion at 105 C and measuring the weight loss.

Extractable Petroleum Hydrocarbons and Light and Heavy Extractable Petroleum Hydrocarbons - analysis was performed using B.C. MOELP CSR-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)". The method involves acetone/hexane extraction and GC/FID analysis. EPH components ranging from C10 to C and C19 to C32 are quantified against eicosane (n-C20). LEPH & HEPH are calculated by subtraction of specified PAH's.

TEST RESULTS:

(See following pages)

CANTEST LTD.

Trace Organics Department
Coordinator, Trace Organics

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www.testing-labs.com

Page 1 of 3

CHROMATOGRAM COVER SHEET

CANTEST
O O O O

CONTACT		COMPANY NAME	
TERRY KENNEDY		TRI CITY TRUCK TECH LTD	
FAX NUMBER	DATE	PGS INCL. COVER	
604-944-808	MARCH 20, 2009	2	
FROM	RETURN FAX	TELEPHONE	
CANTEST LTD	604 731 2386	604 734 7276	
SUBJECT			
Chromatogram(s).			

Please find the attached chromatograms associated with:

CANTEST Group # 100 317082

Your Project Name

Your Project Number

Sample Matrix SOIL

The originals will follow with the report.

www.cantest.com

Head Office:
4606 Canada Way
Burnaby, BC V5G 1K5
Tel: 604 734 7276

Victoria:
1102 - 4464 Markham St.
Victoria, BC V8Z 7X9
Tel: 250 365 6112

Kelowna:
1328 Land Road
Kelowna, BC V1P 1K9
Tel: 250 765 7501

Winnipeg:
Unit D - 675 Berry St.
Winnipeg, MB R3H 1A7
Tel: 204 772 7276

Toronto:
13 Inkpen Lane
Whitby, ON L1R 2H2
Tel: 905 665 5556



Injection Date : 3/18/2009 5:06:52 AM
Sample Name : 903170274
Acq. Operator : pcn

Seq. Line : 65
Location : Vial 54
Inj : 1
Inj Volume : 2 µl

Acq. Method : C:\HPCHEM\1\METHODS\EPH.M
Last changed : 3/18/2009 4:58:45 AM by pcn
(modified after loading)

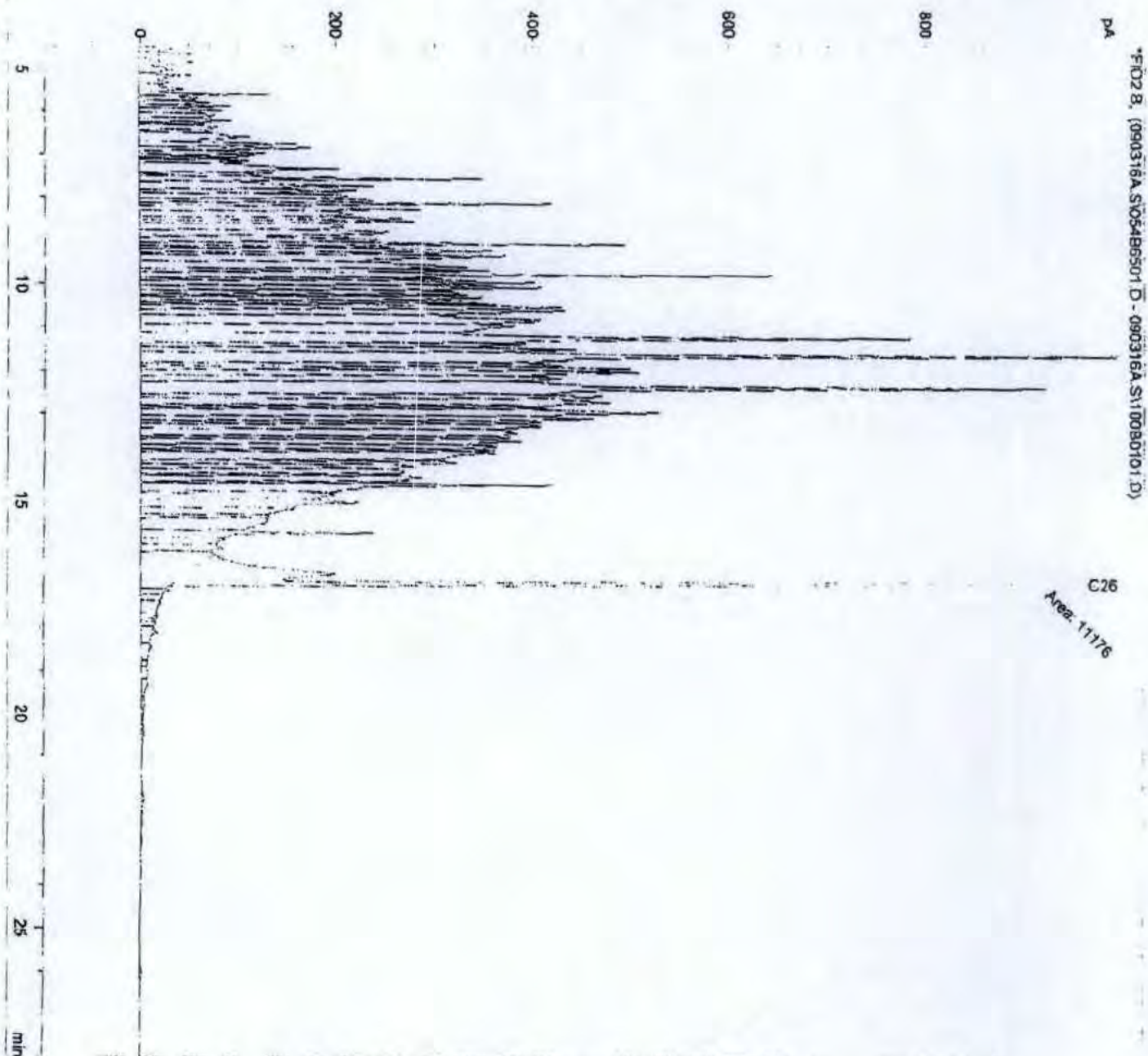
Analysis Method : C:\HPCHEM\1\METHODS\EPHBP.M
Last changed : 3/20/2009 5:49:47 AM by pcn
(modified after loading)

Total Extractable Hydrocarbons. Soils and Waters are extracted using methylene chloride and then analyzed using an HPGC-FID. Calculations are based on an internal standard and reported in ug/L for waters and ug/g for soils.

100317082

TRI 209

1239 Wait 4hr





1239 W. 40th Vancouver



UNDERGROUND STORAGE TANK REMOVAL REPORT

OF

**1239 West 40th Avenue
Vancouver, BC
Fire Permit # FI 406736**

**REPORT PREPARED FOR:
Tri-City Tank Tech Ltd.
10 - 1135 Lansdowne Drive
Coquitlam, BC
V3B 7K6**

190
449

*Contaminated
Remains*

REPORT PREPARED BY:

**ALARA Environmental, Health & Safety
2241 Oak Street
Vancouver, BC
V6H 3W6
604 724 2331**

May 2009

*To Domino
4*

TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	3
2.0	INTRODUCTION	5
3.0	SITE INVESTIGATION	6
4.0	RESULTS OF ANALYSIS	8
5.0	SUMMARY	9
6.0	QUALIFICATIONS OF ASSESSOR	10
7.0	STATEMENT OF LIMITATIONS	11

Appendix A – QA/QC

Appendix B – Laboratory Analytical Results

Appendix C – Notice of Independent Remediation

Appendix D – Site Photographs

Appendix E – Soil Receipt or Waste Tracking Forms

Appendix F – UST Recycling Receipt

Appendix G – Pump Truck Receipt

Appendix H – Clean Backfill Delivery Receipt

Table of Figures

Figure 1 – Site Plan	4
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1.0 EXECUTIVE SUMMARY

ALARA Environmental Health & Safety Ltd. (ALARA) was retained by Mr. Terry Kennedy of Tri-City Tank Tech Ltd. 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 1239 West 40th Avenue, 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 consisted 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 some of the soils that were analysed to contain excessive hydrocarbon soil concentrations were manifested, removed and transported to a hazardous materials landfill.

Samples were collected and analysed for extractable petroleum hydrocarbons (Total EPH) using the Petro Flag soil analysis laboratory US EPA Method 9074.

Soil analytical results indicated that the soils on the South and East walls of the UST nest have EPH levels still above the Ministry of Environment (MoE) Residential and "All Sites" Standards, however further excavation was not possible due to the proximity to the building's foundation.

A bioremediation strategy was followed by adding bacterial nutrient into the backfilled material at the level of the contamination.

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.

Some hydrocarbon contaminated soils from the contents of the UST nest were removed from the site. Soil samples indicated that the soils on the South and East

walls at the sampling locations in the tank nest have further remaining hydrocarbon contamination.

No further action is recommended at this time.

2.0 INTRODUCTION

ALARA Environmental Health & Safety Ltd. was retained by Mr. Terry Kennedy of Tri-City Tank Tech Ltd. to conduct a soil investigation and to provide confirmation sampling for the underground storage tank decommissioning for the structure located at 1239 West 40th Avenue, Vancouver, BC.

The property is rectangular in shape. A site plan is shown in Figure 1. The subject site lies on the North side of West 40th Avenue in Vancouver, BC.

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

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

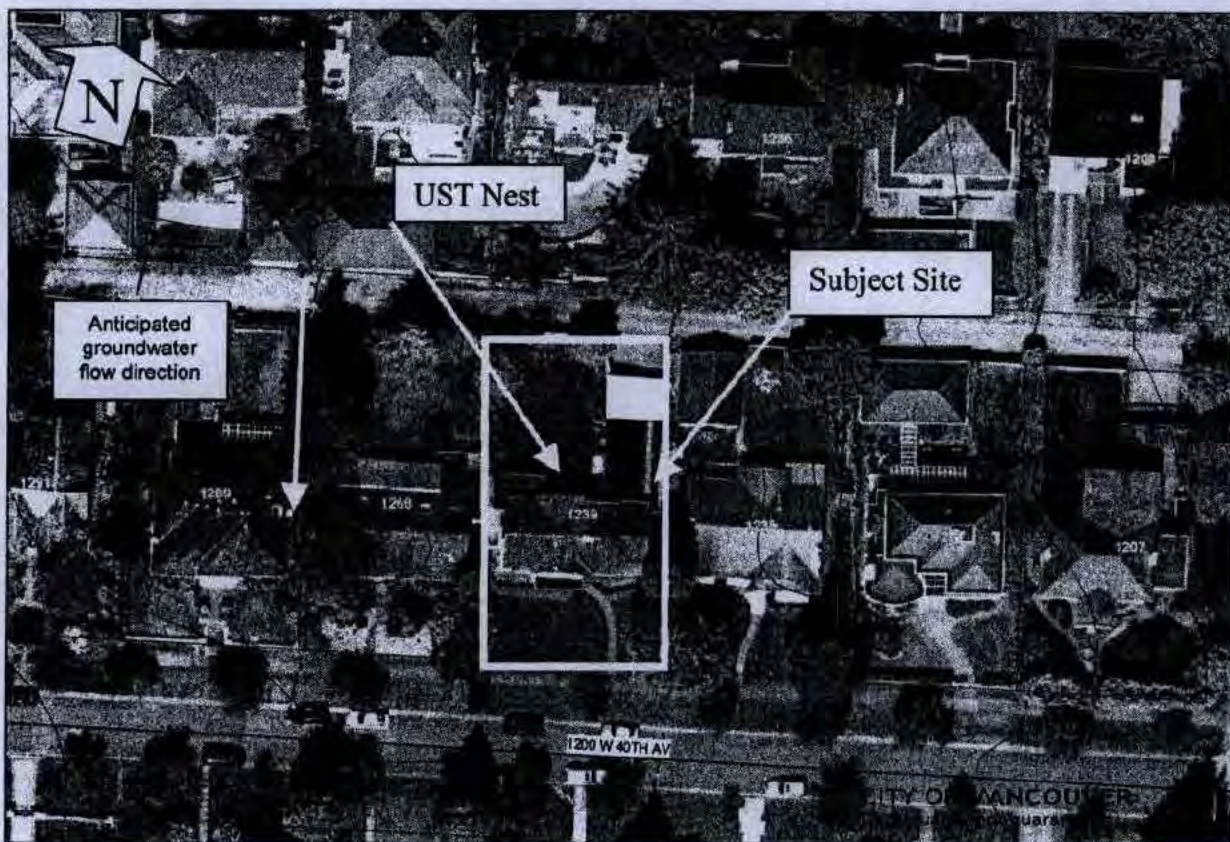


Figure 1 – Site Map

3.0 SITE INVESTIGATION

ALARA Environmental arrived on site April 10, 2009 and provided consultation for the decommissioning of the UST. The tank had previously been cleaned and extracted, and was placed next to the stockpile awaiting disposal.

ALARA and the remediation contractor used their olfactory system for odour detection as a first stage indicator of contamination. Soils were field sampled using an onsite laboratory to determine the extent of any potential soil contamination. The remediation contractor collected the initial sample of the contaminated soil to characterize the stockpile.

Field soils sample results determined that some of the in place soil hydrocarbon levels were above Ministry of Environment (MoE) Residential Standards. The tank integrity was not compromised during the extraction of the tank.

ADVANTAGE
In total, five samples 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 2147 litres of oily water was pumped out of the UST's interior and nest area. The tank was described as being a single walled cylindrical ductile iron vessel having a diameter of 48" and being 8 feet long.

18T
Some contaminated soils were transported to the Sumas Environmental Landfill as seen in Appendix E. The UST was recycled by MB Superior Scrap Metal Ltd. as seen in Appendix F. The contents of the UST were removed by Advantage Waste Specialties Inc. pump truck as seen in Appendix G. Clean fill was delivered to the site by Lehigh Northwest Materials Ltd. as seen in Appendix H.

The top of the tank was located approximately 3 feet below the original grade. Depth to the bottom of the tank was approximately 7-8 feet.

The site investigation indicated that till began from 7.5 feet below ground elevation. Hydrocarbon contamination has difficulties penetrating or traversing through this layer of soil. Till is described as dense material that is blue grey in colour. This material did not allow the excavator to easily penetrate into this layer. Soil samples from the nest sides were taken 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. This material is expected to retard any lateral movement. Hydrocarbon contamination had penetrated 2.0 feet vertically beyond the nest however, additional excavation was stopped due to the distance of the building's foundation. The site was observed to have a 0.5% slope to the South.

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.

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. Some 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
EPH 9-443	µg/g	North Wall	210 ¹	6.0	1000 / 1000	20
EPH 9-443	µg/g	South Wall	2798 ²	6.0	1000 / 1000	20
EPH 9-443	µg/g	East Wall	1466 ²	6.0	1000 / 1000	20
EPH 9-443	µg/g	West Wall	< ¹	6.0	1000 / 1000	20
EPH 9-443	µg/g	Base	< ¹	8.0	1000 / 1000	20

Note: < Indicates below detection limit

¹ Indicates below MoE Residential Criteria

² Indicates above MoE Residential Criteria or commercial/industrial waste

³ Indicates samples may be slightly over stated as PAH have not been subtracted. Not corrected for moisture content, Range is slightly greater than MoE requirements

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. Soil samples were collected and analysed on site and confirmed that further hydrocarbon contamination exists on the South and East sides of the pit. The lateral movement of the contaminated soil is expected to be very limited. Soil contamination was left in place at the building's foundation, as its removal would compromise the structure's foundation.

A bioremediation effort was conducted by adding nutrient into the UST backfill. Although bioremediation in Vancouver is a slow process, most of the hydrocarbon contamination is expected to be remediated within 5-10 years. Further testing will have to be implemented to confirm this hypothesis.

The City of Vancouver will be contacting you in the form of a letter that is to inform you as the building owner that your property has an open fire permit. As the owner, you may have a duty to inform your neighbour if contamination has migrated off your property and onto theirs. Additionally, the letter will indicate that clearance testing must occur and result in hydrocarbon concentrations below the appropriate standards prior to closing the permit. The City also states that having an open permit will be considered during future permitting. This does not mean that no further permits will be granted, rather, their goal is to remove all contaminated soils and may require that as part of future permit application, the remaining soils be removed if possible. This will be conducted on an individual basis taking all factors into account including concentration, cost of removal, and risk assessment.

Please note that some financial institutions and or insurance companies may require that not only the underground tank be removed but also all contamination.


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 at this time.

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



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)

In conjunction with the investigations, a Quality Assurance/Quality Control (QA/QC) program was implemented to ensure the integrity of the soil sampling and analytical testing. This control is based on the Norwest Laboratory QAQC Method described below.

Blind duplicate soil samples were utilized as a laboratory quality control measure. Upon receipt of the analytical results, Relative Percent Difference (RPD) values between the samples and their blind duplicates were calculated as follows:

$$\text{RPD (\%)} = 2 \times \text{ABS } (X - Y) / (X + Y) \text{ where}$$

X = the concentration of the original sample
Y = the concentration of the blind field duplicate sample
ABS = Absolute Value of X-Y

Because analytical error increases near the method detection limit (MDL), an RPD calculation should only be applied where the concentrations of both samples are greater than 5 times the MDL. The Duplicate Acceptance Criteria for soil and water samples is as indicated in the following table.

Duplicate Acceptance Criteria:

Analyte	Soil (RPD)
Other Organics	35%

Soil Sampling

In conjunction with the field investigations, a QA/QC program was implemented to ensure the integrity of the soil sampling and analytical testing.

Soil samples collected for analyses were placed in laboratory prepared containers to ensure cleanliness and to preserve sample quality. After collection, the samples were immediately analysed or placed in ice-chilled coolers for storage and shipment to the laboratory. In order to track sample handling, after collection and during transport, chain-of-custody forms were employed. Blind duplicate soil samples were utilized as a laboratory quality control measure. Approximately one duplicate soil sample was collected and submitted for third party accredited environmental laboratory analysis per maximum every ten analyzed soil samples submitted. As these sample results are for internal quality control, actual results are not indicated in this report but are available in raw format by written request.

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

ALARA ENVIRONMENTAL HEALTH & SAFETY LTD.

US EPA SW-846 Method 974

Analytical Results for Soil

Sample Date: April 10, 2009
Location: 1239 West 40th Avenue
Weather: Overcast

Extractable Petroleum Hydrocarbons in Soil

SAMPLE LOCATION	DEPTH (Feet)	RESULT (ppm) EPH ₉₋₄₄
North Wall	6.0	210
South Wall	6.0	2798
East Wall	6.0	1466
West Wall	6.0	<
Base	8.0	<
LABORATORY DETECTION LIMIT UNITS		20 ppm

< Indicates results below detection limits

Calibration: Blank 0 ppm
Spike 2000 ppm

EPA SW-846 Method 9074 designed for oil tanks. This method is based on soil extraction and colour metric light detection to determine hydrocarbon concentrations. Sample results are representative of the soils taken from the site.

Laboratory Technologist

Steven Seewald, ASCT, CRSP, CEM

AUTOFAX

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Professional
Analytical
Services

4606 Canada Way
Burnaby, BC
V5G 1K5

Fax: 604 731 2386

Tel: 604 734 7276

1 800 665 8566

Date: April 21, 2009
To: Alara Environmental Health & Safety
Att'n: Mr. Steven Seewald
From: LINKS Automatic Fax
Subject: Analytical results for Group# 100415072

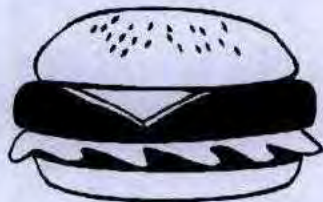
MESSAGE:

The analytical results on these pages are being sent to you via the CANTEST Laboratory Information News and Knowledge System (LINKS) "AutoFax" service. This transmission includes data submitted under the following project information:

CANTEST Group# 100415072
Project Name: W40
Project Number: 99206-78
Submission Date: April 15, 2009
Matrix: Soil

A signed final report and invoice will be sent within two weeks.

Thank you for considering CANTEST for your analytical needs. Please feel free to contact a Technical Service Representative at (604) 734-7276 (1-800-665-8566) should you have any questions about the LINKS "AutoFax" or any other CANTEST services.



Food, Nutraceutical and Pharmaceutical Sciences

From vitamin and mineral assays and active ingredient potency determination to proximate analysis, microbiology and HACCP testing services. BC's largest full service laboratory.

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REPORTED TO: Alara Environmental Health & Safety

REPORT DATE: April 21, 2009

GROUP NUMBER: 100415072



Conventional Parameters in Soil

CLIENT SAMPLE IDENTIFICATION:	SAMPLE DATE	CANTEST ID	Moisture
99206-78-01	Apr 14/09	904150182	15.7
DETECTION LIMIT UNITS			0.1 %

% = percent

REPORTED TO: Alara Environmental Health & Safety

REPORT DATE: April 21, 2009

GROUP NUMBER: 100415072



Extractable Petroleum Hydrocarbons (EPH) in Soil

CLIENT SAMPLE IDENTIFICATION:	SAMPLE DATE	CANTEST ID	EPHs10-19	EPHs19-32
99206-78-01	Apr 14/09	904150182	<	<
DETECTION LIMIT UNITS			250 $\mu\text{g/g}$	250 $\mu\text{g/g}$

 $\mu\text{g/g}$ = micrograms per gram, on a dry weight basis.

< = Less than detection limit

Analysis Report



CANTEST LTD.

Professional
Analytical
Services

4606 Canada Way
Burnaby, B.C.
V5G 1K5

FAX: 604 731 2385

TEL: 604 734 7276

1 800 665 8566

REPORT ON: Analysis of Soil Sample

REPORTED TO: Alara Environmental Health & Safety
2241 Oak St
Vancouver, BC
V6H 3W6

Att'n: Mr. Steven Seewald

CHAIN OF CUSTODY: 2140783
PROJECT NAME: W40
PROJECT NUMBER: 99206-78

NUMBER OF SAMPLES: 1

REPORT DATE: April 21, 2009

DATE SUBMITTED: April 15, 2009

GROUP NUMBER: 100415072

SAMPLE TYPE: Soil

NOTE: Results contained in this report refer only to the testing of samples as submitted. Other information is available on request.

TEST METHODS:

Moisture in Soil - analysis was performed gravimetrically by heating a separate sample portion at 105 C and measuring the weight loss.

Extractable Petroleum Hydrocarbons and Light and Heavy Extractable Petroleum Hydrocarbons - analysis was performed using B.C. MOELP CSR-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)". The method involves acetone/hexane extraction and GC/FID analysis. EPH components ranging from C10 to C and C19 to C32 are quantified against eicosane (n-C20). LEPH & HEPH are calculated by subtraction of specified PAH's.

COMMENTS:

The sample submission was received at a temperature of 16.3 degrees Celsius. Temperature related changes may mean that the samples as analyzed do not reflect the samples at the time of collection. jvv Apr 15, 2009

TEST RESULTS:

(See following pages)

CANTEST LTD.

Zhenyong Gao, M.Sc.
Coordinator, Trace Organics

A Member of the **CANAM** Group
www.testing-labs.com

Page 1 of 3

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 Postal Code
 (ie. nearest roadway) City
 Latitude Degrees 49 Minutes 14 Seconds 8.0
 Longitude Degrees 123 Minutes 08 Seconds 2.8
 PID or PIN
 Legal Description

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

Name
 Address Street Province/State
 City
 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 2241 Oak Street
City Vancouver Province/State BC
Country Canada Postal /Zip Code V6H 3W6
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) Residence

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): LEPH / HEPH

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:

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) 18.49 Tons of contaminated soil transported to Sumas Environmental Waste Landfill

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:

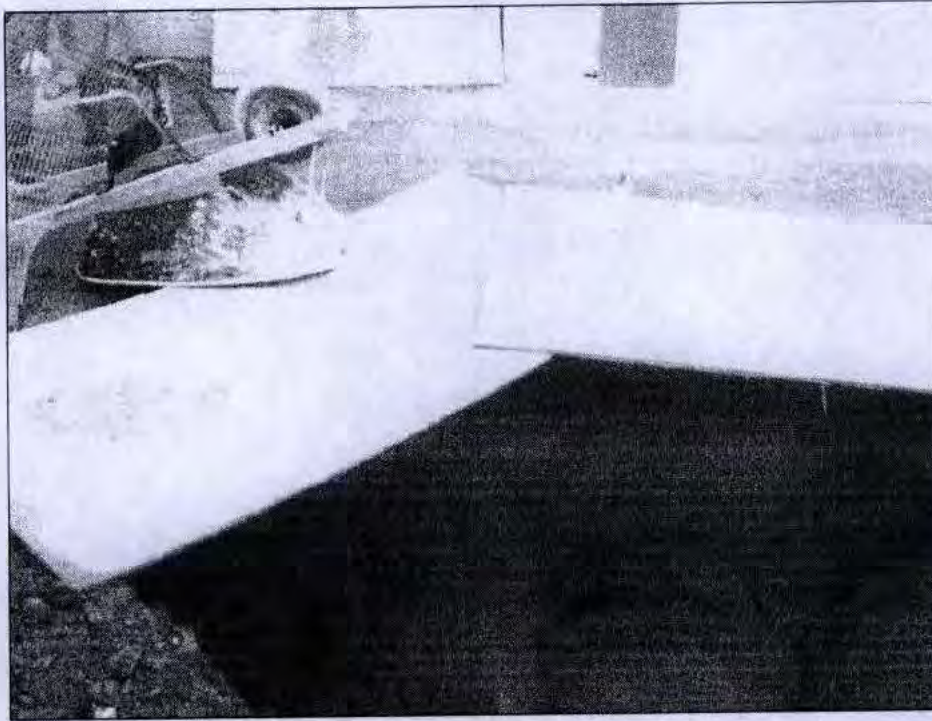
☐ Site plan ☐ Land Title record

Please send the package to:

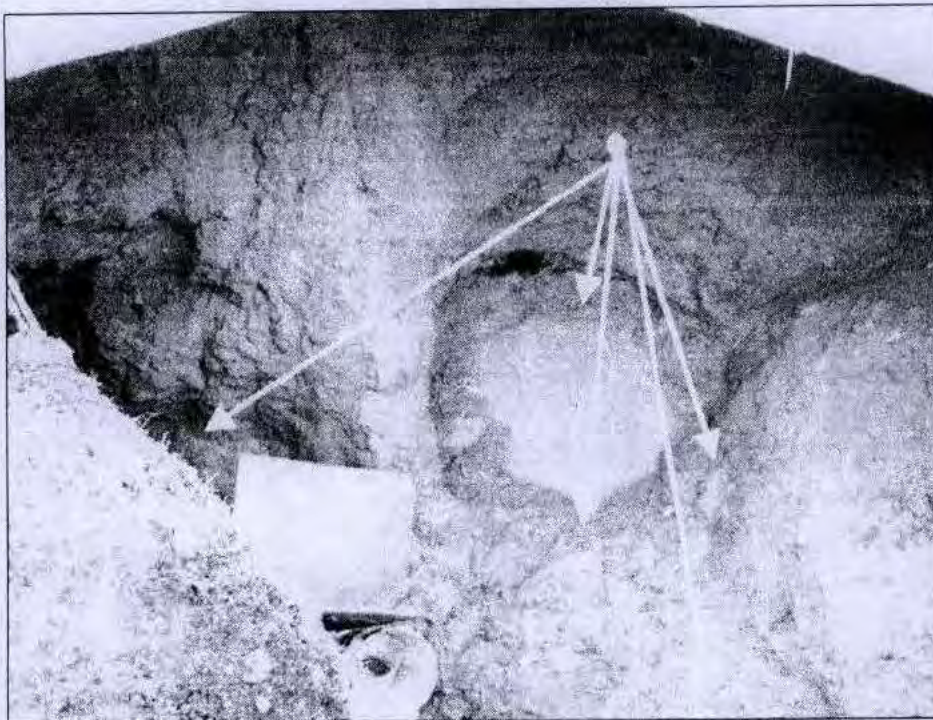
Site Information Advisor
Ministry of Environment
PO Box 9342 Stn Prov Govt
Victoria B.C. V8W 9M1
Fax (250) 387-9935
E-mail: Advisor.SiteInformation@gov.bc.ca

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.

Appendix D



Excavation's proximity to the building



Sampling locations

Appendix E

Sumas Remediation Services Summary of Soil Arrival

Project #: 09-114

Contaminant of Concern: LEPH

Contaminated Site Address: 1239 West 40th Vancouver, BC

Analytical: None

Treatment Facility: 4623 Byrne Rd, Burnaby, BC

Contact Information:

Arrival Date	Hour	License Numbers		Weight(KG)			Tracking Form	Weigh Bill #
		Truck	Trailer	Gross	Tare	Total		
2-Apr-09	917	0525KS		22,950.00	11,550.00	11,400.00	11044	24959
13-Apr-09	1435	0525KS		18,640.00	11,550.00	7,090.00	11378	25112

Project Total:

18,490.00 Kg

18.49 Tonnes

APR-17-09 07:10AM FROM-SUMAS

604-8908289

T-026 P. 02/02 F-508

Appendix F

1100 POWELL ST., VANCOUVER, B.C. V6A 1J3
TEL 604-254-4010 FAX 604-279-0071

TRI-CITY

1239 W 9th Ave ~~PHOTO~~

[illegible]

[Handwritten signature]

05841

Appendix G

ADVANTAGE

WASTE SPECIALTIES INC.

Box 164, Fort Langley, B.C. V1M 2R5
Bus: (604) 451-4578 • Fax: (604) 451-4579

BILL OF LADING

LT# 0638 128299

DATE

MARCH 17 2009

PURCHASE ORDER NUMBER

SHIPPER (FROM)		CONSIGNEE (TO)				
TRI CITY TANK TECH		H.W.S.				
STREET		STREET				
1239 W 40th		5791 BURNIE RD.				
CITY/PROVINCE		CITY/PROVINCE				
VAN. B.C.		BURNIE B.C.				
POSTAL CODE		POSTAL CODE				
BILLING ADDRESS, IF DIFFERENT						
SPECIAL INSTRUCTIONS						
PIECES	UNIT	DESCRIPTION OF ARTICLES AND SPECIAL MARKS	DANGEROUS GOODS			WEIGHT (LBS)
			CLASS.	P.N.	PKG/GRP	
2147	L	OILY WATER < 3% OIL	N/A	N/R	N/A	2147 18
EMERGENCY RESPONSE TELEPHONE NO.		TYPE OF PLACARD	QUANTITY	EMERGENCY RESPONSE PLAN NO.		
604 451 4573						
DIMENSIONS		TOTAL CUBIC FEET				

NOTICE OF CLAIM: (a) No carrier is liable for loss, damage or delay to any goods under the Bill of Lading unless notice thereof stating particulars of the origin, destination and date of shipment of the goods and the estimated amount claimed in respect of such loss, damage or delay is given in writing to the originating carrier or the delivering carrier, within sixty (60) days after the delivery of the goods, or, in the case of failure to make delivery, within ninety (90) days from the date of shipment. (b) The final settlement of the claim must be filed within nine (9) months from the date of shipment together with a copy of the paid freight bill.

RECEIVED at the point of origin on the date specified, from the consignor mentioned herein, the property herein described, in apparent good order, except as noted (contents and conditions of contents of packages unknown) marked, consigned and destined as indicated below, which the carrier agrees to carry and to deliver to the consignee at the said destination, if on its own authorized route or otherwise to cause to be carried by another carrier on the route to said destination, subject to the rules and classification in effect on the date of shipment.

It is mutually agreed, as to each carrier of all or any of the goods over all or any portion of the route to destination, and as to each party of any title interested in all or any of the goods, that every service to be performed hereunder shall be subject to all the conditions not prohibited by law, whether printed or written including conditions set aside by the standard bill of lading, in power at the date of issuing, which are hereby agreed by the consignor and accepted for himself and his assigns.

The Contract for the carriage of the goods listed in the bill of lading is governed by regulation in force in the jurisdiction at the time and place of shipment and is subject to the conditions set out in such regulations.

REC'D BY:

AT

DATE:

PER:	SHIPPER:	PER:	DATE:
Joseph Saul	TRI CITY TANK TECH	J. Saul	MARCH 17 2009
		CARRIER:	
		ADVANTAGE WASTE SPECIALTIES INC.	

Appendix H

LEHIGH
NORTHWEST MATERIALS
HEIDELBERGCEMENT Group

Lehigh Northwest Materials Ltd.
P.O. Box 2300
Vancouver, B.C. V6B 3W6
Telephone 604-251-6225 / OFFICE
1-888-534-4442 / TOLL-FREE DISPATCH
604-659-2121 / DISPATCH
250-382-2973 / VAN. ISLAND DISPATCH
604-885-7595 / SECHULT DISPATCH

DELIVERY
TICKET

SIGNATURE

FOR BETTER BUILDING



DEPOTS

26 - E - 343 Bay St. Victoria
30 - 5784 Sechelt Inlet Rd Sechelt
32 - 3497 Metchosin Rd Victoria
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: TRI-CITY TANK TECH LTD.		CUSTOMER NO. 142222	ORDER NO. 1007	DATE 03-12-2009	DEPOT 35	TICKET NO. 1176391
DELIVERY ADDRESS: 12539 W. 40 AVE, VANCOUVER		QUOTE NO.	CUSTOMER P.O.	ZONE D		

INSTRUCTIONS
IN BACK NEAR GARAGE

MATT @ 604-722-5575

TIME LOADED 10:21	TONNES DELIVERED/TONNES ORDERED 3/2	HAUL NO. 1	TRUCK NO. HOW7	HAULER HOWELL'S TRUCKING
-----------------------------	---	----------------------	--------------------------	------------------------------------

WEIGHTS			PRODUCT	PRODUCT DESCRIPTION	PRICE	AMOUNT
Gross 14.45	Tare 11.40	Net 3.05	211	Sechelt Sand		
			969	Enviro Compliance F		

SHIPPER'S SIGNATURE 	DRIVER'S SIGNATURE 	DRIVER'S NAME Jason	HAUL CHARGE GST PROV. TAX	GST PST
-------------------------	------------------------	-------------------------------	---------------------------------	------------

RECEIVED IN GOOD CONDITION AS ON REVERSE

TOTAL

SIGN
HERE

CUSTOMER SIGNATURE

B.N. 85565 0131 AT0001

020000002 / C17 / Jan. 07

ALL PRODUCTS SOLO F.O.B. DEPOT

1239 W. 40th Ave.
Vancouver.





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

FI 406736

Please fill out boxed area only:

Property Address <u>1239 West 40th Vancouver BC</u>	
Permit Applicant Is: (please print)	Property Owner Is: (please print)
Name <u>Vancouver Tank Spa.</u>	Name _____
Address <u>32275 George Ferguson Way</u>	Address _____
City <u>ABBOTSFORD</u> Postal Code <u>V2T-2K8</u>	City _____ Postal Code _____
Phone # _____	Phone # _____
Contractor <input checked="" type="checkbox"/> business license no. <u>396399</u>	
Owner <input type="checkbox"/>	
Other <input type="checkbox"/> Specify _____	
Use of Property <input type="checkbox"/> Site Plan	Building Permit Associated: BU _____
Eng. Letter - Yes / No	Type of Liquid (gasoline/petroleum)

Requested Activity or Service	Capacity	setbacks	bottom of tank at
<input checked="" type="checkbox"/> Remove tank(s) on site.			<u>6'4"</u>
<input type="checkbox"/> Abandonment tank(s) on site.			

Subject to the Following Conditions and Notes:

- ___ for fuel dispensing site or known contamination site, clearance from Environmental Protection Branch
- ___ separate building permit for excavation and shoring, plus modified geotechnical engineer's letter
- ___ clearance from Engineering Department - Streets Division for work effecting
- x 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.
- ___ 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.
- ___ for abandonment: pump out remaining content, steam clean interior, and fill with sand/concrete slurry
- x tank removal must comply with subsection 4.10.3. of the Vancouver Fire Bylaw
- x written verification from _____ to district fire inspector required after work is completed
- x phone the district fire inspector at **873-7593** for an inspection prior to backfilling. *Please arrange for the inspection at least 24 hours in advance.*
- ___ other: Ralph Rewerth

Application is:	<u>THIS IS NOT A PERMIT</u>	
ACCEPTED BY (sign) <u>[Signature]</u> &	Permit Fee	\$300
WITNESSED (print name) <u>[Signature]</u>	Account Code	490200 23800 9200
Signature of Applicant <u>[Signature]</u>	Date Entered	_____
Date of Application <u>March 16/09</u>		

Please take this signed application form to the 2nd floor Trades Clerk Counter for the fire permit issuance.
 Faxback Document No. 516

CITY OF VANCOUVER

DATE ISSUED MARCH 16, 2009		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 406736	
LEGAL DESCRIPTION Lot 11 Blk 953 Plan 5886 DL 526 LD NW					ADDRESS 1239 W 40TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE MAR 16, 2009	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR VANCOUVER TANK SPECIALIST 32275 GEORGE FERGUSON WAY ABBOTSFORD BC V2T 2K8					CONTACT 2 CONTACT 3		
TEL 604-722-5575 FAX	BUS LICENSE 396399 CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE	TEL FAX	BUS LICENSE CERTIFICATE		

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

**REMOVE 1 TANK, CAPACITY UNKNOWN
SETBACKS: BOTTOM OF TANK AT 6'**

PERMIT CONDITIONS AND NOTES:

- 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW.
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, 201-455 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.

DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE :	FIRE COMPLETION
APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE :	FIRE INSPECTION
PROCESSED BY: APPLICATION TAKEN BY H KHAN. PERMIT ISSUED BY H KHAN.	PERMIT AUTHORIZED BY R RENZZTTI

ENTERED

REN ZZTTI

*MAR 17-09
IN PRISM*

[Signature]

COMMENTS:








FEE	AMOUNT	FEE	AMOUNT	DEPARTMENT	FIRE DEPARTMENT
656 TANK - SFD	300.00			ATTENTION	FIRE INSPECTOR
				REASON	PERMIT INSPECTION
INVOICE: 539034		TOTAL			
		\$300.00			

Permit	<input type="text" value="FI406736"/>	Street number	<input type="text"/>	To	<input type="text"/>	Street name	<input type="text"/>	<input type="button" value="Search"/>
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General Information

Permit	FI406736	Type	FI - FIRE
Permit address	1239 W 40TH AV	Status	COMPLETE
Specific address		Opened	16 Mar 2009
Place name		Issued	16 Mar 2009
Addressing data			
Coordinate	747 - 144 - 49 - 0000		
Legal Description	Lot 11 Blk 953 Plan 5886 DL 526 LD NW		
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?	

Note Types

Note Type			Number of notes for this permit			
	03 - SUBJECT TO CONDITION		6			
Notes						
	Number	Title	Included?	List seq	Updated By	Date Updated
	001	STANDARD CONDITIONS	YES	001	H KHAN.	16 Mar 2009
	025	WORK NOT COMPLETED ON SAME DAY	YES	025	H KHAN.	16 Mar 2009
	030	TANKS WITH CONNECTED PIPING	YES	030	H KHAN.	16 Mar 2009
	040	TANK REMOVAL - SECTION 4.10	YES	040	H KHAN.	16 Mar 2009
	046	WRITTEN VERIFICATION	YES	046	H KHAN.	16 Mar 2009
	051	CONTACT DISTRICT FIRE INSPEC	YES	051	H KHAN.	16 Mar 2009

09 - INTERNAL NOTES		1			
Notes					
Number	Title	Included?	List seq	Updated By	Date Updated
220	ENVIRONMENTAL PROTECTION		220	M GURNEY	01 Jun 2009
Environemtal report recv'd from Alara indicating that ~ 2147 L of oily water was pumped and removed by Advantage Waste					
Specialties, the tank was taken to MB Superior Scrap Metal and ~ 18T of contaminated soil was taken to Sumas' soil					
remediation site. Contamination remains in the tank nest at the South wall (2798 ug/g EPH) and at the East wall (1466					
ug/g EPH). Bioremediation taking place. follow up with an analytical report at time of demolition.					

Permit

Street number

To

Street name

Activities

Req for	Review/Inspection activity group	District	Department/branch responsible	Current status	Date open	Date complete
<input checked="" type="checkbox"/>	01 - PERMIT GENERAL		DEVELOPMENT SERVCS	30 - COMPLETE		01 Jun 2009
<input checked="" type="checkbox"/>	PER 81 - ENV PROTECTN INSPN	EP02	ENV PROTECTION	20 - FINAL	01 Jun 2009	01 Jun 2009

Action Details				
Date	Action by	Action	Action specifics	Reference
01 Jun 2009	M GURNEY	060 - OPEN GROUP	-	-
01 Jun 2009	M GURNEY	990 - FINAL INSPECTION	90 - ACCEPTED	-

<input checked="" type="checkbox"/>	PER 83 - FIRE INSPECTION		FIRE DEPARTMENT	20 - FINAL	16 Mar 2009	17 Mar 2009
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Action Details				
Date	Action by	Action	Action specifics	Reference
16 Mar 2009	H KHAN.	060 - OPEN GROUP	-	-
17 Mar 2009	R RENZZTTI	990 - FINAL INSPECTION	90 - ACCEPTED	-