

**REGIONAL DISTRICT OF NANAIMO**

**REGULAR BOARD MEETING  
TUESDAY, AUGUST 23, 2016  
7:00 PM**

*(RDN Board Chambers)*

**A D D E N D U M**

**5. COMMUNICATION/CORRESPONDENCE**

(All Directors – One Vote)

2-41 **Paul Manno**, re 2954 Canyon Road, Cassidy.



**From:** Paul Manno  
**Sent:** Tuesday, August 23, 2016 4:56 PM  
**To:** Garbutt, Geoff  
**Subject:** Fwd: 2954 Canyon Road, Cassidy

Att: Geof Garbutt

Begin forwarded message:

**From:** "John C. Adams" <[jadams@cookroberts.bc.ca](mailto:jadams@cookroberts.bc.ca)>  
**Date:** August 23, 2016 at 4:05:45 PM PDT  
**To:** Paul Manno  
**Cc:** Jessica Kool <[jessicak@cookroberts.bc.ca](mailto:jessicak@cookroberts.bc.ca)>, "J. Alexander Dutton" <[adutton@cookroberts.bc.ca](mailto:adutton@cookroberts.bc.ca)>  
**Subject:** **FW: 2954 Canyon Road, Cassidy**

Manno,

Here is the email to Kathryn Stuart.

Thanks.

John C. Adams, Barrister & Solicitor

**From:** John C. Adams  
**Sent:** August-23-16 4:04 PM  
**To:** Kathryn Stuart <[kstuart@sms.bc.ca](mailto:kstuart@sms.bc.ca)>  
**Cc:** J. Alexander Dutton; Jessica Kool  
**Subject:** 2954 Canyon Road, Cassidy

Kathryn,

Our client is still actively pursuing the immediate concerns relating to the Cassidy Inn property. We attach in that respect a report that our client received this morning along with accompanying testing results concerning the possible contamination in certain of the material at the site, which obviously will have to be taken into account in any work carried out at the site. In addition, we attach an email from B. King Construction Ltd. to Alex Dutton of our office concerning the retainer of that firm to conduct the necessary clean-up at the site, and a letter from the fence manufacturing firm concerning its work on the production of the permanent fence. The fence manufacturing company says that the fencing is now almost ready to ship to Vancouver Island. Our client is now trying to confirm the installation schedule for the fence with the Victoria firm that is handling the installation of the fence, but expects that this will be completed by early next week.

A representative from our office will not be attending tonight's meeting. Your client already has our client's position that it is actively carrying out investigative work at the site to deal with the immediate safety-related concerns that have been raised by the Regional District. For us to attend tonight's meeting to repeat that message, would be an inordinate expense for our client to have to absorb and one that should be unnecessary in the circumstances. Your client would presumably prefer, as would our client, that our client's funds be expended on actual work at the property rather than on legal fees.

Our client has been the party that has suffered the most from the fire, something that the Regional District's position seems, with respect, to fail to recognize in a number of respects. Our client is doing its best to cope with this very unfortunate situation.

Thanks.

John C. Adams, Barrister & Solicitor

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Cook Roberts LLP - 7th Floor, 1175 Douglas Street, Victoria, BC V8W 2E1 Canada Ph. (250) 385-1411 Fax: (250) 413-3300

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# **STEELGUARD FENCE LTD.**

**251 SCHOOLHOUSE STREET, COQUITLAM, BC V3K 4Y1**

**Phone: 604-525-2673**

**fax: 604-525-1483**

Paul Manno,

August 23, 2016

Thank you Paul for your patience on this fence order. We try to get every order out in a reasonable time frame. In the case of yours, being black powder coated, and with barbed wire, it lengthens the time to have it completed. We average 15-20 new orders per day in the Summer. Most require allot of shop time to cut, fabricate, paint, and assembly for shipping.

In your case, we have to keep in mind the high cost of freight, so partial shipments are not acceptable for the Island.

We have the black material back from powder coating, and are assembling the fittings, and packaging for freight. The order will be ready today or tomorrow, and will be shipped as soon as possible.

Again, thank you for your patience, and we assure you that our material quality and finish will exceed your expectations.

Thanks,

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Ken Scherk



# Pre-Demolition Consulting & Inspection Services

2954 Trans-Canada Highway, Nanaimo, BC  
Pre-Demolition Asbestos Survey

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8/8/2016



**C-Best Environmental Ltd.**  
Phone: (778) 239-0952 Email: [info.cbest@gmail.com](mailto:info.cbest@gmail.com)

## Pre-Demolition Asbestos Survey

### 2954 Trans-Canada Highway, Nanaimo, BC

## Executive Summary

### Purpose

This report presents the findings of a pre-demolition asbestos survey conducted at a residential building located at 2954 Trans-Canada Highway, Nanaimo, BC. The survey was conducted by a certified AHERA Building Inspector: Ramnik Dhaliwal, AHERA Certificate CABI-16-020. Ramnik Dhaliwal of C-Best Environmental carried out the survey on Friday, July 15<sup>th</sup>, 2016. **Bulk ACM sample results were submitted to EMLAB P&K and analyzed on August 2<sup>nd</sup>, 2016. The structure being inspected has been reduced to a pile of debris and rubble on the foundation by fire damage.**

### Scope

The survey involved a visual inspection of representative construction materials and the collection and analysis of samples of suspected asbestos containing materials. **Asbestos types included:**

- Actinolite
- Amosite
- Anthophyllite
- Chrysotile
- Crocidolite
- Tremolite

Other included in testing were cellulose, filler, glass fibres, hair, and other fibres.

### Findings

#### Asbestos

The following represent samples that were taken & tested positive for asbestos fibers. Please review the ***Conclusions and Recommendations*** section for final analysis.

1. **Transite board (grey) located on north side of the property**
2. **Transite board (white) located on southwest area of the property**
3. **Transite board (pink) located on southwest area of the property**

**No asbestos tape was observed during the HMI inspection however if any asbestos tape (which usually contains 30-70% chrysotile) observed during drywall removal or demolition. All work should be stopped and removed by qualified abatement contractor or call C-Best Environmental for consulting.**

## Pre-Demolition Asbestos Survey

### 2954 Trans-Canada Highway, Nanaimo, BC

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## Statement of Limitations

This report is intended for the exclusive use of the client and determines the likely location of asbestos containing materials prior to the demolition of the buildings. The use of this document for any other purpose is at the sole risk of the user.

The contents of this report were based on a site visit conducted by C-Best Environmental. It must be noted that although we fully intend on sampling every possible asbestos containing building material, we cannot 100% guarantee that all asbestos containing materials have been sampled/discovered because asbestos products are sometimes located beneath sub-floors, behind wall partitions, concrete blocks or on mechanical systems located in pipe chases or other concealed areas. If any suspect or asbestos containing materials are found during demolition all work is to be stopped until a certified hazmat company clears the site. Piles of wreckage from the fire was observed throughout the property. There is a possibility that suspect asbestos containing materials could have been missed under this pile of debris and construction garbage. If any suspect or asbestos containing materials are found during demolition all work is to be stopped until a certified hazmat company clears the site.

## Introduction

This report presents the findings of a pre-demolition asbestos survey conducted at a residential building located at 2954 Trans-Canada Highway, Nanaimo, BC. The survey was conducted by a certified AHERA Building Inspector: Ramnik Dhaliwal, AHERA Certificate CABI-16-020. Ramnik Dhaliwal of C-Best Environmental carried out the survey on Friday, July 15<sup>th</sup>, 2016.

## Description of the Residential Building

- *Burnt down hotel building formerly known as the Cassidy Inn built before 1910*
- *No visual sign of any insulation was observed.*
- *No thermostat was discovered*
- *No sign of an oil tank but the owner/builder have been notified to further investigate*
- *Unable to determine heating source*

### **Observed Exterior Finishes**

- *Stucco , vinyl & steel siding, and wood exterior*
- *Traces of asphalt roof shingles were discovered however unsure if this was the product used for finishing the roof of the building*

## Scope of Work

The scope of this assessment was to:

- Inspect areas of the property to identify asbestos containing building materials;
- Review any records of previous audits and remedial works undertaken at the property;
- Make recommendations for the removal of asbestos;
- Visually inspect and note any other hazardous waste/materials such as lead, toxic, flammable or explosive materials that may be handled, disturbed or removed including an oil tank;
- Have the inspection results available at the site that show where ACM was found
- Ensure hazardous materials are found and safely removed.

The above listed measures are in accordance with Occupational Health & Safety Regulation section 20.112. This survey was conducted during normal business hours.

## Methodology

The survey was conducted to identify the presence of asbestos. Minor destructive sampling techniques were undertaken where practicable. Asbestos survey was completed at the property located at the above referenced site to document the presence of asbestos containing materials prior to demolition as per Work Safe BC Regulation 20.112. Samples of suspected asbestos containing materials were collected during the survey and placed in a plastic sealed bag. Samples have been numbered at the places they were taken.

A total of 46 samples of materials suspected of containing asbestos were collected and analyzed. All samples were analyzed by EMLAB P&K for the presence of asbestos by Binocular Microscopy & Polarized Light Microscopy (PLM). Refer to the Appendix for certified analytical results.

Every effort was made to collect suspected asbestos containing materials from the house. Insulation was not able to be identified due to the current condition of the site. **It was almost impossible in the current state of the wreckage to locate and identify vermiculite insulation. Pictures can be seen in the [appendix](#) section. Several different coloured transite board was observed throughout the property. The transite board tested positive (10% Chrysotile). All 15 samples of transite board (different colours were observed) which was collected from throughout the property tested positive. Other suspect items that were sampled but tested negative were:**

1. Stucco
2. Drywall (no mud was found)
3. Concrete blocks
4. Asphalt roof shingles
5. Ceramic tile

**Due to the transite board that was used on unknown areas of the building and the areas where the pieces of transite board was actually discovered – scattered throughout the wreckage on the property, we must conclude that this asbestos containing material has been cross-contaminated with its surrounding building materials. Therefore, we must treat the entire wreckage of the building and what’s left of it as asbestos containing.** Certain non-asbestos containing materials such as concrete, concrete blocks, wood pieces, steel or any other type of metal that cannot be crumbled or pulverized by fire damage, can be decontaminated by using a wetting agent such as airless sprayer and wet-wiping with cloths. Three samples of suspect items containing lead were sampled. **One of the three samples suspect lead containing paint “L2 – Pink” tested positive for lead (14,600 ppm – Parts Per Million).** Nonetheless, this material is found on transite board that needs to be removed as asbestos containing. A Powered Air Purifying Respirator is strongly recommended for abatement.

## Survey Summary

1. Transite board located on north side of the property
2. Transite board(white) located on southwest area of the property
3. Transite board(pink) located on southwest area of the property

**No asbestos tape was observed during the HMI inspection however if any asbestos tape (which usually contains 30-70% chrysotile) observed during drywall removal or demolition. All work should be stopped and removed by qualified abatement contractor or call C-Best Environmental for consulting.**

## Other Hazardous Materials

- Suspected Lead vents/flashing
- Fluorescent light fixtures located throughout the property are suspected to contain PCB ballasts

**The contractor as well as the home owner have been made aware of this fact and instructed to remove the items from the site before demolition can proceed.**

The ballasts located in the fluorescent light fixtures must be inspected for PCB content. If the ballasts are found to be PCB containing, it must be removed and disposed of in accordance with the BC Ministry of Environment guidelines. Paints, coatings, and building materials suspected of containing lead and other heavy metals must be removed prior to demolition. Any stored chemicals suspected of being toxic, flammable, or explosives must also be removed prior to inspect in the accordance with the BC Ministry of environment – specifically the Environmental Management Act and the Hazardous Waste Regulation. Prior to demolition, all non-asbestos containing **drywall must be removed and disposed** at an accepting recycling facility. If any suspect or asbestos containing materials are found during demolition all work is to be stopped until a certified hazmat company clears the site.

Prior to demolition of the house, all stored and abounded chemicals and products must be removed and disposed of as per BC Ministry of Environment Hazardous Waste Regulation (Environmental Management Act).

## Conclusion and Recommendation

### REMOVE:

1. All building materials on site which includes but not limited to drywall, asphalt roof shingles, transite board, stucco, plaster, burned wood (as it becomes friable and can be crumbled/pulverized easily). Interior decorative items such as drapes and carpet also have to be treated as asbestos containing. Although no insulation was observed, if found Insulation has to be removed as asbestos containing. *(unable to provide quantity of ACM given the current state of the wreckage)*
  - a. Certain non-asbestos containing materials such as concrete, concrete blocks, undamaged wood, and steel or any other metal finished materials can be decontaminated by using a wetting agent such as airless sprayer and wet-wiping with cloths.

**No asbestos tape was observed during the HMI inspection however if any asbestos tape (which usually contains 30-70% chrysotile) observed during drywall removal or demolition. All work should be stopped and removed by qualified abatement contractor or call C-Best Environmental for consulting.**

**It is recommended that an abatement contractor hire a third-party consultant to guide the abatement work. The use of a misting agent such as an airless sprayer is strongly recommended throughout the abatement work.** A Powered Air Purifying Respirator is strongly recommended for abatement.

All work need to be removed prior to demolition by a qualified abatement contractor under MODIFIED-MODERATE RISK procedures. Air clearance will be required.

Oil tank, paint cans, and all chemicals and cleaning agents must be removed prior to demolition.

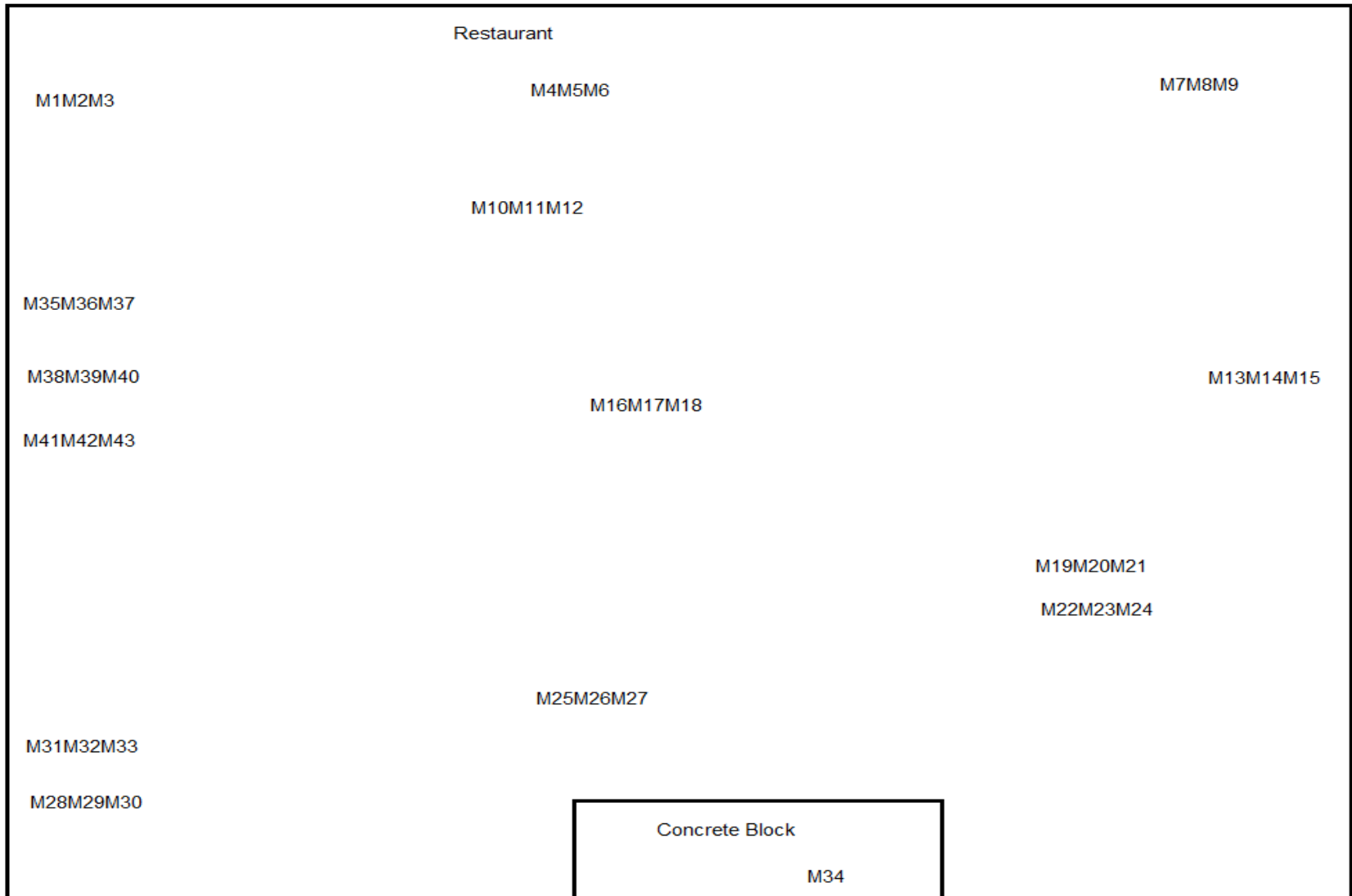
Mercury contained within the thermostat and PCB ballasts is classified as a special waste material. The disposal of the mercury must be performed in accordance with the BC Ministry of Water, Land, and Air Protection guidelines.

Prior to the performance of any work that may disturb asbestos containing materials it is a regulatory requirement that a qualified person perform a Risk Assessment. This requirement is in compliance with the Occupational Health & Safety Regulation Part 6 "*Substance Specific Requirements*", specifically Section 6.6 subsections (1), (2), (3), & (4). If any suspect or asbestos containing materials are found during demolition all work is to be stopped until a certified hazmat company clears the site.

Ramnik Dhaliwal  
AHERA Certificate CABI-16-020

A handwritten signature in black ink, appearing to read "R. Dhaliwal", is positioned below the printed name and certificate number.

## Floor Plan



## Appendix



Before Fire Damage



After Fire Damage





















Report for:

**Mr. Ramnik Dhaliwal**  
**C-Best Environmental Ltd.**  
239 East 54th Ave  
Vancouver, BC V5X 1K8 Canada

---

Regarding: Project: 2954 Trans Canada Highway Nanaimo  
EML ID: 1572373

Approved by:

Dates of Analysis:  
Asbestos PLM: 07-21-2016



Approved Signatory  
Noah Lazarte

Service SOPs: Asbestos PLM (EPA Methods 600/R-93/116 & 600/M4-82-020, SOP EM-AS-S-1267)

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M1, North Stucco**

Lab ID-Version‡: 7293101-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M2, North Stucco**

Lab ID-Version‡: 7293102-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M3, North Stucco**

Lab ID-Version‡: 7293103-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M4, North Stucco**

Lab ID-Version‡: 7293104-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b> 10% Cellulose	
<b>Sample Composite Homogeneity:</b> Poor	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M5, North Stucco**

Lab ID-Version‡: 7293105-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: M6, North Stucco**

Lab ID-Version‡: 7293106-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: M7, North Transite Board**

Lab ID-Version‡: 7293107-1

Sample Layers	Asbestos Content
Gray Transite	10% Chrysotile
<b>Sample Composite Homogeneity:</b>	Good

**Location: M8, North Transite Board**

Lab ID-Version‡: 7293108-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b>	Good

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 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
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**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M9, North Transite Board**

Lab ID-Version‡: 7293109-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M10, North DW (No Mudd)**

Lab ID-Version‡: 7293110-1

Sample Layers	Asbestos Content
White Drywall	ND
<b>Composite Non-Asbestos Content:</b> < 1% Glass Fibers	
<b>Sample Composite Homogeneity:</b> Good	

**Location: M11, North DW (No Mudd)**

Lab ID-Version‡: 7293111-1

Sample Layers	Asbestos Content
White Drywall	ND
<b>Composite Non-Asbestos Content:</b> < 1% Glass Fibers	
<b>Sample Composite Homogeneity:</b> Good	

**Location: M12, North DW (No Mudd)**

Lab ID-Version‡: 7293112-1

Sample Layers	Asbestos Content
White Drywall	ND
<b>Composite Non-Asbestos Content:</b> < 1% Glass Fibers	
<b>Sample Composite Homogeneity:</b> Good	

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Date of Receipt: 07-21-2016  
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**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M13, North East Stucco**

Lab ID-Version‡: 7293113-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M14, North East Stucco**

Lab ID-Version‡: 7293114-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M15, North East Stucco**

Lab ID-Version‡: 7293115-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M16, Middle Stucco Brown**

Lab ID-Version‡: 7293116-1

Sample Layers	Asbestos Content
Gray Stucco	ND
<b>Sample Composite Homogeneity:</b> Good	

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Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
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**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M17, North East Stucco**

Lab ID-Version‡: 7293117-1

Sample Layers	Asbestos Content
Gray Stucco	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: M18, North East Stucco**

Lab ID-Version‡: 7293118-1

Sample Layers	Asbestos Content
Gray Stucco	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: M19, South East Stucco White**

Lab ID-Version‡: 7293119-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M20, South East Stucco White**

Lab ID-Version‡: 7293120-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

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 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
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**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M21, South East Stucco White**

Lab ID-Version‡: 7293121-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: M22, South East Stucco Grey**

Lab ID-Version‡: 7293122-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: M23, South East Stucco Grey**

Lab ID-Version‡: 7293123-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: M24, South East Stucco Grey**

Lab ID-Version‡: 7293124-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

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Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M25, South West Stucco White**

Lab ID-Version‡: 7293125-1

Sample Layers	Asbestos Content
Dark Gray Cementitious Material	ND
Gray Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M26, South West Stucco White**

Lab ID-Version‡: 7293126-1

Sample Layers	Asbestos Content
Dark Gray Cementitious Material	ND
Gray Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M27, South West Stucco White**

Lab ID-Version‡: 7293127-1

Sample Layers	Asbestos Content
Dark Gray Cementitious Material	ND
Gray Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M28, South West Transite B. White**

Lab ID-Version‡: 7293128-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M29, South West Transite B. White**

Lab ID-Version‡: 7293129-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M30, South West Transite B. White**

Lab ID-Version‡: 7293130-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M31, South East T. B. Pink**

Lab ID-Version‡: 7293131-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

**Location: M32, South West T. B. Pink**

Lab ID-Version‡: 7293132-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

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Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M33, South West T. B. Pink**

Lab ID-Version‡: 7293133-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

**Location: M34, Middle S.W. Concrete Brick**

Lab ID-Version‡: 7293134-1

Sample Layers	Asbestos Content
Gray Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: M35, Middle S.W. Stucco (White)**

Lab ID-Version‡: 7293135-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M36, Middle S.W. Stucco (White)**

Lab ID-Version‡: 7293136-1

Sample Layers	Asbestos Content
Brown/Black Felt	ND
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Composite Non-Asbestos Content:</b> 10% Cellulose	
<b>Sample Composite Homogeneity:</b> Poor	

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Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M37, Middle S.W. Stucco (White)**

Lab ID-Version‡: 7293137-1

Sample Layers	Asbestos Content
Gray Cementitious Material	ND
White Stucco with Paint	ND
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M38, Middle S.W. T. B. Pink**

Lab ID-Version‡: 7293138-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: M39, Middle S.W. T. B. Pink**

Lab ID-Version‡: 7293139-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

**Location: M40, Middle S.W. T. B. Pink**

Lab ID-Version‡: 7293140-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

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Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M41, Middle S.W. T. B. White**

Lab ID-Version‡: 7293141-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

**Location: M42, Middle S.W. T. B. White**

Lab ID-Version‡: 7293142-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

**Location: M43, Middle S.W. T. B. White**

Lab ID-Version‡: 7293143-1

Sample Layers	Asbestos Content
Gray Transite with Paint	10% Chrysotile
<b>Sample Composite Homogeneity:</b> Good	

**Location: M44, Middle S.W. R. Shingles**

Lab ID-Version‡: 7293144-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Black Pebbles	ND
<b>Composite Non-Asbestos Content:</b> 40% Cellulose	
<b>Sample Composite Homogeneity:</b> Moderate	

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: C-Best Environmental Ltd.  
 C/O: Mr. Ramnik Dhaliwal  
 Re: 2954 Trans Canada Highway Nanaimo

Date of Receipt: 07-21-2016  
 Date of Report: 07-26-2016

**ASBESTOS PLM REPORT: EPA-600/M4-82-020 & EPA METHOD 600/R-93-116**

**Location: M45, Middle S.W. R. Shingles**

Lab ID-Version‡: 7293145-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Black Pebbles	ND
<b>Composite Non-Asbestos Content:</b>	40% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: M46, North Ceramic Tile**

Lab ID-Version‡: 7293146-1

Sample Layers	Asbestos Content
Off-White Ceramic Tile	ND
<b>Sample Composite Homogeneity:</b>	Good

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Report for:

**Mr. Ramnik Dhaliwal**  
**C-Best Environmental Ltd.**  
239 East 54th Ave  
Vancouver, BC V5X 1K8 Canada

---

Regarding: Project: 2954 Trans Canada Highway Nanaimo  
EML ID: 1572373

Approved by:



Technical Manager  
Noah Lazarte

Dates of Analysis:  
Asbestos PLM: 07-21-2016  
Lead Analysis (sub-contracted): 07-27-2016

Project SOPs: Asbestos PLM (EPA Methods 600/R-93/116 & 600/M4-82-020, SOP EM-AS-S-1267)

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

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## Environmental Chemistry Analysis Report

**QuanTEM Set ID:** 267036  
**Date Received:** 07/22/16  
**Received By:** Rachel Brooks  
**Date Sampled:**  
**Time Sampled:**  
**Analyst:** CR  
**Date of Report:** 7/26/2016

**Client:** EMLab P & K - West  
 Shannon Nast  
 1501 W. Knudsen Dr.  
 Phoenix, AZ 85027  
**Acct. No.:** B762  
**Project:** 2954 Trans. Canada Highway Wanaimo  
**Location:** N/A  
**Project No.:** 1572373

AIHA ID: 101352

QuanTEM ID	Client ID	Matrix	Parameter	Results	Reporting Limits	Units	Date/Time Analyzed	Method
001	L1	Paint	Lead	<50.0	50	ppm	07/26/16 15:01	P EPA 7000B (1)
002	L2	Paint	Lead	14,600	50	ppm	07/26/16 15:01	P EPA 7000B (1)
003	L3	Paint	Lead	<50.0	50	ppm	07/26/16 15:01	P EPA 7000B (1)

Authorized Signature:

Cherry Rossen, Technical Manager

Note: Sample results have not been corrected for blank values.

This report applies only to the standards or procedures indicated and to the specific samples tested. It is not indicative of the qualities of apparently identical or similar products or procedures, nor does it represent an ongoing assurance program unless so noted. These reports are for the exclusive use of the client and are not to be reproduced without specific written permission. QuanTEM is not responsible for user-supplied data used in calculations.

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

Wipe materials must meet ASTM E1792 criteria. Method detection limits and resultant reporting limits may not be valid for non-ASTM E1792 wipe material.

EPA Method 7000B (1) = EPA 600/R-93/200 Preparation Modified. EPA 7000B Analysis Modified

EPA Method 7082 (2) = EPA 600/R-93/200 Preparation Modified. EPA 7082 Analysis Modified

# Supplemental Report QAQC Results

**QA ID:** 14385  
**Test:** Lead

**Date:** 7/26/2016  
**Matrix:** Paint

**Lab Number:** 267036  
**Approved By:** Cherry Rossen  
**Date Approved:** 7/26/2016

**Notes:**

**Blank Data:**

Type of Blank	Blank Value
ICB	0
FCB	0
Matrix Blank 2	0
Matrix Blank 3	0

**Standards Data:**

Standard	Low Limit	Obtained	High Limit
CCV	4.5	5.1	5.5
CCV	4.5	5.1	5.5
FCV	4.5	4.9	5.5
ICV	0.9	1.07	1.1
RLVS	0.08	0.081	0.12

**Duplicate Data:**

Sample Number	Result	Duplicate	% RPD
267186-001	1.899	2.105	10.3
266945-002	295.863	302.318	2.2

**Recovery Data:**

Sample Number	Result	Spike Level	Result + Spike	% Recovery	Dup. Result + Spike	% Dup. Recovery	% Spike RPD
LCS-P2	0.000	1.987	2.142	107.8	2.155	108.5	0.6
LCS-P3	0.000	1.987	1.997	100.5	2.188	110.1	9.1
267186-001	1.899	2.000	4.302	120.2			

Authorized Signature: \_\_\_\_\_







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For Lab Use Only  
Lab No. 20-1036  
Accept  Reject

Contact Information		Project Information	
Company: <b>EMLab P&amp;K</b>	Phone:	Project Name: <b>2954 Trans. Canada Highway Wanaimo</b>	Report Results ( <input checked="" type="checkbox"/> one box)
Contact: <b>Shannon Nast</b>	Cell Phone:	Project Location:	<input checked="" type="checkbox"/> <b>QUANTEM Website</b>
Account #: _____	E-mail: <b>snast@emlabpk.com</b>	Project ID: <b>1572373</b>	<input checked="" type="checkbox"/> Email <b>snast@emlabpk.com</b>
SAMPLED BY: Name: _____	Date: _____	P.O. Number: _____	Other _____

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
Jenna Leinberger	7/21/16 1300		<i>[Signature]</i>	7/21/16 10:15

No.	Sample ID (10 Characters Max)	Sample Description	Volume (Liters)	Volume Area (length x Width)	Sample Matrix (see matrix code box)	Analysis						Sample Matrix Codes
						Pb	PPM	Wt %	mg / l	µg / ft <sup>2</sup>	µg / m <sup>3</sup>	
1	L1	Grey Paint			B <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				A Soil
2	L2	Pink Paint			B <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				B Paint Chips
3	L3	Blue Paint			B <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				C Surface / Dust Wipes
4												D Bulk Miscellaneous
5												E Air Cassette
6												
7												
8												
9												
10												
11												
12												

TURNAROUND TIME	
Same Day	<input type="checkbox"/>
24 - Hour	<input type="checkbox"/>
3 - Day	<input checked="" type="checkbox"/>
5 - Day	<input type="checkbox"/>

SATURDAY FEDEX SAMPLE DELIVERY - CALL TO SCHEDULE • Use this address for Saturday Delivery only: 4220 N. Santa Fe Ave., Oklahoma City, OK 73105-8517 • Mark Package "Hold for Saturday Pickup"  
Please Note - UPS and USPS are NOT available for Saturday Delivery

**From:** Benny Zhou [<mailto:bkingcanada@gmail.com>]  
**Sent:** August-23-16 2:50 PM  
**To:** J. Alexander Dutton  
**Subject:** Asbestso removal for 2954 Trans-canada Highway, Nanaimo, BC

Dear Alex,

I am Benny Zhou from B King Construction Ltd., a certified asbestos material removing company.

We have set up all the facilities at the above address and will complete the work as per report accordingly.

Please feel free to contact us for any further questions or concerns.

Benny

B King Construction Ltd.  
2221 E 10th Ave.,  
Vancouver, BC, Canada  
Ph: 778-239-8832