ASSOCIATED TERRA CONSULTANTS, Inc. Environmental services engineering geology hydrogeology

ENVIRONMENTAL MONITORING REPORT OCTOBER 1995

800 FRANKLIN STREET (STID #37)

OAKLAND, CALIFORNIA

11-30-95

for

Mr. Tommy Chiu 812 5th Avenue Oakland, California

November 30, 1995

File No: 124574

ASSOCIATED TERRA CONSULTANTS, Inc. ENVIRONMENTAL SERVICES ENGINEERING GEOLOGY HYDROGEOLOGY

November 30, 1995 File No: 124574

Mr. Tommy Chiu 812 5th Avenue Oakland, California

Subject:

ENVIRONMENTAL MONITORING REPORT, OCTOBER 1995

800 Franklin Street (STID #37)

Oakland, California

Dear Mr. Chiu:

We are pleased to present to you with this letter the results of the October 1995 monitoring of the five monitoring wells at the project site. This monitoring and report are required by the Alameda County Health Care Services Agency, Department of Environmental Health, SWRCB, Division of Clean Water Programs, UST Local Oversight Program in their letter dated October 16, 1995.

Please do not hesitate to call us if you have any questions. Thank you.

Respectfully submitted,

ASSOCIATED TERRA CONSULTANTS, Inc.

Rick Haltenhoff

President

Distribution:

3 copies -

Addressee

1 copy -

Mr. Tom Peacock, Alameda County, Department of

Environmental Health, Hazardous Materials Division

1 copy -

Mr. Michael Burns, Tracy Federal Bank

TABLE OF CONTENTS

INTRODUCT	TION1
SITE DESCR	IPTION AND SITE HISTORY
OCTOBER 1	995 SITE ACTIVITIES:
Groun	dwater Elevations2
Groun	dwater Gradient2
Chem	ical Sampling and Testing3
	Groundwater Sampling3
	Laboratory Testing4
	Results of Chemical Testing4
INTERPRETA	ATION OF DATA4
Hydro	geology4
Levels	s of Contamination4
RECOMME	NDATIONS FOR NEXT ACTION5
LIMITATION	NS5
REFERENCE	ES7
Attachments:	
	Groundwater Gradient 10-31-95 (showing TPHg, Benzene, Total BTEX, and MTBE)
Table A:	History of Site Ground Water Gradient Directions and Magnitudes3
Table 1:	Compilation of Groundwater Elevations in Groundwater Monitoring Wells
Table 2:	Compilation of Compound Concentrations (in ppm) in Groundwater Samples
A nnandi:	x A. Laboratory Data Sheets and Chain of Custody Documents

File No: 124574 November 30, 1995

ENVIRONMENTAL MONITORING REPORT:

OCTOBER 1995

800 FRANKLIN STREET (STID #37)

OAKLAND, CALIFORNIA

INTRODUCTION

This report presents the results of the October 1995 ground water level gauging and sampling event for the five existing groundwater monitoring wells at and in the vicinity of 800 Franklin Street in Oakland, California. This report is required pursuant to a letter to Mr. Tommy Chiu from the Alameda County Health Care Services Agency, Department of Environmental Health, SWRCB, Division of Clean Water Programs, UST Local Oversight Program, dated October 16, 1995, and as included in our approved work plan for this work, dated October 30, 1995. This work has included:

- a) Measurement of the ground water levels in all the wells and calculation of the ground water flow direction and gradient;
- b) Sampling of all existing wells;
- c) Testing of the water samples for total petroleum hydrocarbons as gasoline, with benzene, toluene, ethylbenzene, xylenes and MTBE distinction; and
- d) Preparation of this letter report of this monitoring event based on those measurements, within a month of the field sampling.

SITE DESCRIPTION AND SITE HISTORY

Both the site description and site history have been included in several recent reports, the most recent of which was dated March 29, 1995, and is not repeated here.

OCTOBER 1995 SITE ACTIVITIES: METHODS, PROCEDURES AND RESULTS

Groundwater Elevations

The depths to the stabilized groundwater levels were measured in all the wells on October 30, 1995 (Table 1). The elevations of the groundwater in all of the wells were then calculated based on the surveyed elevations of the tops of the casings.

Groundwater Gradient

Based on topographical features and information generally available, the regional groundwater is believed to flow generally in a southwesterly direction toward San Francisco Bay, however, variations in the gradient direction can occur and have been reported in the vicinity of the project site. The calculated gradient based on the measurements on October 30, 1995 is shown on Plate 1.

The calculated gradient directions and magnitudes to date for all the dates the water elevations were measured, including the most recent measurement, are summarized in the following table:

TABLE A
History of Site Ground Water Gradient Directions and Magnitudes

Date	Gradient Direction	Gradient Magnitude	Comments
10/12/89	N 72° W	.011 ft/ft	Three wells
11/06/91	N 82° W	.001 ft/ft	Trough
10/21/92	N 41° W	.009 ft/ft	
02/25/93	N 37° W	.009 ft/ft	
04/27/93	N 32° W	.011 ft/ft	
10/07/93	N 81° W	.010 ft/ft	Trough
03/28/94	N 42° W	.010 ft/ft	
04/29/94	N 79° W	.007 ft/ft	Ridge
06/10/94	N 49° W	.006 ft/ft	
07/08/94	Varies	Varies	Complex
07/26/94	N 51° W	.006 ft/ft	
08/25/94	N 56° W	.006 ft/ft	
10/27/94	N 59° W	.006 ft/ft	
01/06/95	N 51° W	.007 ft/ft	
02/01/95	N 43° W	.008 ft/ft	
03/29/95	N 55° W	.008 ft/ft	
10/30/95	N 61° W	.006 ft/ft	

The method(s) used to determine these gradient directions were listed in our report for the Second Quarter 1994 (July 15, 1994), and are not repeated here. The average gradient direction and magnitude for all measurements reported were N 55° W at .008 feet/foot.

Chemical Sampling and Testing

Groundwater Sampling - Groundwater samples were taken from all five groundwater monitoring wells on October 30, 1995. All sampling procedures were performed in accordance with the "Standard Sampling Protocol" used in all previous samplings by KDM Environmental, Inc. (1992, 1993a, and 1993b) and Frank Lee and Associates (1993), and Associated Terra Consultants, Inc. (1994a), and is not repeated here.

Laboratory Testing - Laboratory testing was performed to help determine the presence and quantity of contamination in the groundwater samples recovered. All the groundwater samples were analyzed for TPHg with BTEX and MTBE distinctions. For this testing we used Chromalab in Pleasanton, California, which is EPA-certified for these analyses. All samples were tracked under chain-of-custody documentation from sample collection to receipt by the laboratory. All laboratory testing of the samples was performed within the specified holding times. For the laboratory analyses of the samples, spike recoveries were considered acceptable. The laboratory analyses, including the quality control results and the "Chain of Custody" documents, are included in Appendix A. Table 2 shows the analytical results of all the previous groundwater samplings known to us and the most recent sampling at the project site.

Results of Chemical Testing - TPHg, BTEX and MTBE were not detected in monitoring well MW-5, and the concentrations of the constituents that were detected in MW-4 were very low. These results are consistent with previous samplings of MW-4 and MW-5. Low levels of these substances were detected in MW-1, which is consistent with most previous samplings of this well. The levels in MW-2 and MW-3 are similar to the results from previous samplings, which have consistently shown the presence of higher levels that the other wells.

INTERPRETATION OF DATA

Hydrogeology

The groundwater gradient direction and magnitude has been somewhat complex at times, but has been relatively consistently to the northwest. The data to date indicate little difference in the gradient directions and magnitudes with seasonal changes in precipitation.

Levels of Contamination

2. Table 2 shows that the highest levels of contamination have thus far consistently been measured in MW-2 and MW-3. The levels of TPHg and BTEX have been decreasing steadily in MW-2 until this last sampling. The levels in MW-3 also have declined significantly, but showed some increase in the last samplings.

RECOMMENDATIONS FOR NEXT ACTION

1. The preponderance of gradient information to date indicates that a portion of the contaminant plume may be located to the northwest of the site. This information indicates that a well should be installed in the approximate average down-gradient direction, in the vicinity of the north corner of Franklin and Eighth Streets.

210 K

2. We feel that the groundwater in monitoring wells MW-4 and MW-5 need not be sampled and tested as frequently as the other existing wells due to the consistently very low to "ND" levels of the analytes tested for in these wells, and that annual sampling and testing of these wells will be adequate. We recommend that the gradient direction and magnitude at the project site continue to be measured quarterly, and that the ground water in MW-1, MW-2 and MW-3 be sampled and tested for TPHg, BTEX and MTBE at least semi-annually, and in the new well once it is installed as recommended above, and that future site activities should be based upon this information. All site activities must be done in accordance with County requirements and guidelines.

LIMITATIONS

- 1. This report has been prepared in accordance with generally accepted Engineering Geologic practices. The conclusions and recommendations contained in this report have resulted from Engineering Geologic and Hydrogeologic analyses based upon our interpretations of the surface and subsurface soils and geologic conditions reported by others in their borings at locations chosen by them at the project site, and that the soils conditions and geologic conditions at the project site do not deviate from those reported. No warranty, expressed or implied, is made.
- 2. The migration of contaminants in vadose zone soils and shallow aquifers is somewhat irregular and poorly understood, and the state-of-the-art in environmental investigation does

not provide the means to completely evaluate such conditions. However, every reasonable effort has been made within the scope of work agreed to between the Client and Consultant to characterize the extent of the contamination at the project site based upon location of the wells and the well head elevations reported by others, and the groundwater elevations in the monitoring wells and the chemical testing results from this quarterly monitoring program. It remains, however, that it cannot be stated with certainty that all locations and the full extent of contamination in the groundwater at the project site have been discovered and evaluated.

The findings of this report are valid as of the present time. However, the passing of time will change conditions on the existing property due to natural processes or the works of man. In addition, legislation or the broadening of knowledge may require other recommendations. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes beyond our control.

Very truly yours,

ASSOCIATED TERR

Certified Hydrogeologist-24

Certified Engineering Geologist 1038

Attachments as shown on "Table of Contents".

REFERENCES

Associated Terra Consultants, Inc., 1994a, Report of sampling and testing results, STID
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, 1993a, Quarterly monitoring of wells, fourth quarter 1992, 800 Franklin Street,
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File No: 124574 November 30, 1995

TABLE 1

COMPILATION OF

GROUNDWATER ELEVATIONS IN GROUNDWATER MONITORING WELLS

800 Franklin Street, Oakland, California

											,			1+	46V-1	45	The state of the s	->	
Well	Top of Casing	10/12/89	11/6/91@	10/21/92	02/25/93	04/27/93	10/07/93	03/28/94	04/29/94	06/10/94	07/08/94	07/26/94	08/25/94	10/27/94	01/06/95	02/01/95	03/29/95	10/31/95	
MW1	33.42	10.55	NA	-	•	_	_	-	•	-	-			- 	_	-	_		
	34.89#	-	-	11.41	12.38	12.53	12.10		-	-	-	-	-		-	-	-		
	33.98	-	-	-		-	-	11.91	NA	11.66	11.62	11.48	11.47	11.47	12.08	12.79	12.75	12.48	\uparrow
MW2	33.66	10.40	9.64	11.24	12.16	12.40	12.04	11.88	11.87	11.44	11.42	11.22	11.01	11.00	11.66	12.21	12.66	11.51	1
MW3	34.23	10.21	10.71	10.91	11.72	11.86	14.19	11.52	11.34	11.13	11.09	10.94	10.80	10.67	11.33	11.79	12.10	11.23	1
MW4	33.64	*	10.32	11.54	12.51	12.90	12.52	12.34	11.33	11.55	11.54	11.30	11.09	10.95	11.70	12.34	12.76	11.61	A
MW5	33.56	*	9.56	10.32	11.16	11.41	11.06	10.95	10.91	10.68	10.60	10.45	10.28	10.06	10.78	11.25	11.63	10.64	1

NA - Not available

10/12/89 and 11/06/91 data from Miller Environmental Company. 10/21/92 through 04/27/93 data from KDM Environmental. 10/07/93 data from Frank Lee & Associates.

Datum is Mean Sea Level, based on surveying by LLS Jeffery D. Black, 11/05/91; Existing wellhead, top of slab, and repaired wellhead of MW1 re-surveyed on 03/28/94 by Geotopo, Oakland, California.

[&]quot;*" - Did not exist

[@] MW-1 top of casing destroyed between 10/12/89 and 11/6/91. Repaired on 03/28/94.

[#] Top of slab next to MW1.

File No: 124574 November 30, 1995

TABLE 2
COMPILATION OF
COMPOUND CONCENTRATIONS (in ppm) IN GROUNDWATER SAMPLES

800 Franklin Street, Oakland, California

Well (S	mpl Date)	TPHg	Wst Oil	TPHd	Benzene	Toluene	Eth Benz	Xylenes	DCA (ppb)	MTBE
MW1	09/21/89	ND	ND	-	ND	ND	ND	ND	8.6	- ···
	10/31/91	0.630	1.7	0.96	0.003	ND	ND	0.130	0.0098	-
	10/21/92	0.520	-	-	0.078	0.038	ND	0.120	ND	
	02/25/93	1.600	•	-	0.160	0.190	0.034	0.350	-	-
	04/27/93	0.380	-	-	0.005	ND	ND	0.074	-	-
	10/07/93	1.000	-	-	0.081	0.150	0.047	0.230	_	-
	03/28/94	0.460	-	-	0.014	0.025	0.014	0.039	-	-
	10/27/94	ND	-	-	ND .	ND	ND	ND	-	-
	10/30/95	1.400 🚹	•	-	0.015 7	0.038	0.049	0.510	-	.019
MW2	09/21/89	38.000	3.9	-	1.300	1.200	ND	4.700	ND	-
	10/31/91	10.000	ND	1.5	1.800	1.200	0.270	0.960	0.17	-
	10/21/92	270.000	-	-	9.700	4.540	9.600	56.000	15.4	· -
	02/25/93	49.000	-	-	4.300	11.000	1.300	9.100	-	-
	04/27/93	39.000	-	-	1.400	4.000	0.220	5.200	-	-
	10/07/93	50.000	•	-	2.700	8.100	0.940	7.800	-	-
	03/28/94	20.000	-	-	0.360	1.300	0.220	1.800	-	-
	10/27/94	21.000	-	-	1.200	3.700	0.600	4.300	-	•
	10/30/95	45.000	-	-	3.100 个	· 8.800	1.200	8.400	-	.810
MW3	09/21/89	87.000	4.5	-	3.200	8.800	ND	6.500	70	
	10/31/91	310.000	ND	25	9.300	25.000	5.600	27.000	0.058	
	10/21/92	22.000	-	-	10.000	4.300	0.790	2.100	ND	-
	02/25/93	29.000	-	-	8.400	5.400	1.300	3.300	-]	-
	04/27/93	50.000	- ,	-	8.200	8.700	1.000	5.400	-	-
	10/07/93	1.700	-	-	3.100	3.700	0.400	1.700	- 1	-
	03/28/94	53.000	-	-	3.900	4.600	0.710	2.500	- [-
	10/27/94	8.500	-	-	2.700	2.700	0.490	2.000	1 - 1	-
	10/30/95	19.000 🔨	-	-	4.400 ₺		0.720	2.900	-	.410
MW4	10/31/91	ND	ND	ND	ND	ND	ND	ND	ND	-
	10/21/92	0.410	-	-	0.003	0.029	0.007	0.047	ND	-
	02/25/93	0.170	-	-	ND	ND	ND	ND	-	· -
	04/27/93	0.100	•	•	ND	ND	ND	0.001	-	-
	10/07/93	0.240	-	-	ND	ND	ND	ND	-	-
	03/28/94	ND	-	-	ND	ND	ND	ND	-	-
	10/27/94	ND .	•	-	ND	ND	ND	ND	-	
	10/30/95	0.080 🖺		-	ND	0.0006	ND	0.001	- !	ND
MW5	10/31/91	ND	ND	ND	ND	ND	ND	ND	ND	-
	10/21/92	0.840	-	-	0.017	0.120	0.039	0.180	ND	-
	02/25/93	ND	•	-	ND	ND	ND	ND	-	-
	04/27/93	0.260	-	-	0.053	0.019	0.001	0.002	-	- -
	10/07/93	ND	-	-	ND	ND	ND	ND	- [-
	03/28/94	ND	-	-	ND	ND	ND ND	ND	- [-
	10/27/94	ND	-	-	ND	ND	ND	ND	-	AIR.
	10/30/95	ND	-	-	ND	ND_	ND	ND		ND_

Also: MW1 - .8 ppb chloroform on 09/21/89; MW3 - .68 ppb dichloropropane and 1.4 ppb TCA, MW4 - 2.6 ppb chloroform, and MW5 - 1.1 ppb chloroform, on 10/31/94. "ND" - Not Detected within specified detection limit; 50 ppb for TPHG and TPHd, and 0.5 for BTEX and MTBE. "-" - Not Analyzed. Values rounded-off to three decimal places where necessary. See laboratory data sheets for exact reported values. Testing 10/12/89 and 10/31/91 as reported by Miller Environmental Co. Testing 10/21/92, 2/25/93, and 4/27/93 reported by KDM Environmental. Testing 10/07/93 reported by Frank Lee & Associates.

Environmental Services (SDB)

November 9, 1995

Submission #: 9511047

ASSOCIATED TERRA CONSULTANTS

Atten: Nicole Duarte

Project: CHIU

Project#: 124573

Received: November 2, 1995

re: One sample for Gas/BTEX with Methyl Tert-Butyl Ether analysis.

Method: EPA 5030/8015M/602/8020

SampleID: MW1

Sample #: 109132

Matrix: WATER

Sampled: October 31, 1995

Run: 9244-4

Analyzed: November 3, 1995

Analyte	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE RESULT (%)
GASOLINE	1400	50	N.D.	101
For above analyte:	BTE and MTBE dete limit=2.5ug/L, an	ection limit=0.6 nd Gasoline dete	ug/L, Xyler ction limit	ne detection ==60ug/L.
BENZENE	15	0.5	N.D.	115
TOLUENE	38	0.5	N.D.	111
ETHYL BENZENE	49	0.5	N.D.	112
XYLENES	510	0.5	N.D.	111
MTBE	19	0.5	N.D.	 >

Jaspal Singh

Chemist

Eric Tam

Environmental Services (SDB)

November 9, 1995

Submission #: 9511047

ASSOCIATED TERRA CONSULTANTS

Atten: Nicole Duarte

Project: CHIU

Project#: 124573

Received: November 2, 1995

re: One sample for Gas/BTEX with Methyl Tert-Butyl Ether analysis.

Method: EPA 5030/8015M/602/8020

SampleID: MW2

Sample #: 109133

Matrix: WATER

Sampled: October 31, 1995 Run: 9244-4

Analyzed: November 3, 1995

	RESULT	REPORTING LIMIT	RESULT	RESULT	LKK
Analyte	(ug/L)	(ug/L)	(ug/L)	(%)	<u> </u>
GASOLINE	45000	50	N.D.	101	
For above analyte:	BTEX detection limit=3570ug/L	limit=35.7ug/L and	Gasoline	detection	
BENZENE	3100	0.5	N.D.	115	
TOLUENE	8800	0.5	N.D.	111	-
ETHYL BENZENE	1200	0.5	N.D.	112	•
XYLENES	8400	0.5	N.D.	111	
MTBE	810	0.5	N.D.	, , , *	

Chemist

Eric Tam

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Environmental Services (SDB)

November 9, 1995

Submission #: 9511047

ASSOCIATED TERRA CONSULTANTS

Atten: Nicole Duarte

Project: CHIU

Project#: 124573

Received: November 2, 1995

re: One sample for Gas/BTEX with Methyl Tert-Butyl Ether analysis.

Method: EPA 5030/8015M/602/8020

SampleID: MW3

Sample #: 109134

Matrix: WATER

Sampled: October 31, 1995 Run: 9244-4

Analyzed: November 3, 1995

	RESULT	REPORTING LIMIT	BLANK RESULT	the second secon
<u>Analyte</u>	(ug/L)	(ug/L)	(ug/L)	(%) <u></u>
GASOLINE	19000	50	N.D.	101
For above analyte:	BTEX detection limit=2500ug/L	limit=25ug/L and	Gasoline d	letection
BENZENE	4400	0.5	N.D.	115
TOLUENE	4600	0.5	N.D.	111
ETHYL BENZENE	720	0.5	N.D.	112
XYLENES	2900	0.5	N.D.	111
MTBE ^	410	0.5	N.D.	

Chemist

Eric Tam

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Environmental Services (SDB)

November 9, 1995

Submission #: 9511047

ASSOCIATED TERRA CONSULTANTS

Atten: Nicole Duarte

Project: CHIU

Project#: 124573

Received: November 2, 1995

re: One sample for Gas/BTEX with Methyl Tert-Butyl Ether analysis.

Method: EPA 5030/8015M/602/8020

SampleID: MW4

Sample #: 109135

Matrix: WATER

Sampled: October 31, 1995 Run: 9244-4

Analyzed: November 3, 1995

_	•	RESULT	REPORTING LIMIT	BLANK RESULT	BLANK SPIKE RESULT
<u>Analyte</u>		(ug/L)	(ug/L)	(ug/L)	<u>(%)</u>
GASOLINE	S. C. Line	80	50	N.D.	101
BENZENE		N.D.	0.5	N.D.	115
TOLUENE		0.6	0.5	N.D.	111
ETHYL BENZENE	•	N.D.	0.5	N.D.	112
XYLENES		1.0	0.5	N.D.	111 52
MTBE		N.D.	0.5	N.D.	. —

Jaspal Singh

Chemist

Eric Tam

Environmental Services (SDB)

November 9, 1995

Submission #: 9511047

ASSOCIATED TERRA CONSULTANTS

Atten: Nicole Duarte

Project: CHIU

Project#: 124573

Received: November 2, 1995

re: One sample for Gas/BTEX with Methyl Tert-Butyl Ether analysis.

Method: EPA 5030/8015M/602/8020

SampleID: MW5

Sample #: 109136

Matrix: WATER

Sampled: October 31, 1995

Run: 9244-4

Analyzed: November 3, 1995

Analyte		RESULT (ug/L)	REPORTING LIMIT (uq/L)	BLANK RESULT (ug/L)	RESULT (%)
GASOLINE	The second second	N.D.	50	N.D.	101
BENZENE	•	N.D.	0.5	N.D.	115
TOLUENE		N.D.	0.5	N.D.	111
ETHYL BENZENE	1 9	N.D.	0.5	N.D.	112
XYLENES		N.D.	0.5	N.D.	111
MTBE		N.D.	0.5	N.D.	<u>-</u> -

Jaspal Singh

Chemist

Eric Tam

ASSOCIATED TERRA CONSULTANTS, Inc.

15039 Downing Oak Court, Suite 3

24769 CHAIN OF CUSTODY

Los Gatos, CA 95032 (408) 377-9094 Fax 377-1810

Job Name: CH I		1	γ	Job Number 124573	Rour	und ANALYSIS REQUEST									į	CLIE Due:	NT: A	5STER 1/09/		6C										
Well or Sample ID	Date	Time	Matrix	Sample Container	Preservative	Turn-around Time	HOLD	TPH-Gasoline (EPA 5030, 8015)	TPH-Gasoline (EPA 5030, 8015) w/BTEX + MTBE (EPA 602, 8020)	TPH-Diesel (EPA 3510/3550, 8015)	Purgeable aromatics BTEX + MTBE (EPA 602, 8020)		Volatile Organics CEPA 624 8740 574 2)	Base/Neutrals, Acids	(EPA 625/627, 8270, 525)	Iotal Oil & Grease (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	Pesticides (EPA 608, 8080)	Total Recoverable	LUFT Metals (Cd. Cr. Ni. Pb. Zn)	CAM Metals (17)	Priority Pollutant Metals (13)	Organic Lead	Total Lead	Extraction (TCLP, STLC)					CM CM Number of Containers
ī.	51031	N/A	H20	VOA VIAL	NA	5 my			X	,																				3
MWZ									X	ļ		<u> </u>	<u> </u>	ļ								<u> </u>								3
MW3							L		X																					3 3
MW4									X	<u> </u>																				3
MW5		<u></u>		1		 			*			<u> </u>		 _						-	 			! !						3
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