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7:45 am, May 31, 2007

Alameda County Environmental Health



ENVIRONMENTAL ENGINEERING, INC 6620 Owens Drive, Suite A • Pleasanton, CA 94588-3334 TEL (925) 734-6400 • FAX (925) 734-6401

May 30, 2007

Mr. Jerry Wickham Alameda County Department of Environmental Health Services 1131 Harbor Bay Parkway, Suite 250 Alameda, California 94502-6577

Subject: **StID#3337** Site Address: 3609 International Blvd., Oakland, California

Dear Mr. Wickham:

SOMA's "Extraction Well Installation Report and Upgrade of the Groundwater Remediation System" for the subject property has been uploaded to the State's GeoTracker database and Alameda County's FTP site for your review.

Thank you for your time in reviewing our report. If you have any questions or comments, please call me at (925) 734-6400.

Sincerely,

Mansour Sepehr, Ph.D.,PE Principal Hydrogeologist

Enclosure

cc: Mr. Abolghassem Razi w/report enclosure Tony's Express Auto Service

> Mr. Vince Tong w/report enclosure Traction International



EXTRACTION WELL INSTALLATION REPORT AND UPGRADE OF THE GROUNDWATER REMEDIATION SYSTEM

3609 International Boulevard Oakland, California

May 30, 2007

Project 2332

Prepared for: Mr. Abolghassem Razi 50 Stewart Drive Tiburon, California



CERTIFICATION

SOMA Environmental Engineering, Inc. has prepared this report on behalf of Mr. Abolghassem Razi, the property owner of 3609 International Boulevard, Oakland, California to comply with the Alameda County Environmental Health Services approval letter dated December 12, 2006.

Mansour Sepehr, Ph.D., P.E. Principal Hydrogeologist



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- Appendix D: Survey Report
- Appendix E: Laboratory Report

1. INTRODUCTION

SOMA Environmental Engineering, Inc. (SOMA) has prepared this report on behalf of Mr. Abolghassem Razi, the owner of Tony's Express Auto Services. It is based on SOMA's workplan dated November 13, 2006, which was approved by the Alameda County Environmental Health Services (ACEHS). The property, an operating gasoline station, is located at 3609 International Boulevard, at the intersection of International Boulevard and 36th Avenue in Oakland, California (the Site), as shown in Figure 1.

The Site is located in an area of primarily commercial and residential use. During the Third Quarter 2002, the station was remodeled and several hydraulic hoists were removed. The station no longer has an auto repair facility. Figure 2 shows the location of the main service station, dispenser islands, underground storage tanks (USTs), the on-site and off-site groundwater monitoring wells, and neighboring properties.

Because continued detection of elevated concentrations of fuel hydrocarbons in the groundwater at the Site indicates that a significant contaminant source remains, the ACEHS requested that the rate of mass removal from the area of the UST cluster be increased. It was determined that mass removal could be increased by extracting groundwater from the UST cluster backfill.

1.1 Background

Below is a chronological summary of Site developments.

<u>1992</u>: Soil Tech Engineering, Inc. conducted an initial environmental investigation to determine whether soil near the product lines and USTs had been impacted by petroleum hydrocarbons.

<u>July 1993</u>: Soil Tech Engineering, Inc. removed one single-walled 10,000-gallon gasoline UST, one single-walled 6,000-gallon gasoline UST, and one 550-gallon waste oil UST, and replaced them with the three USTs currently beneath the Site: one 10,000-gallon gasoline UST, and two 6,000-gallon gasoline USTs, all double walled. The locations of the USTs are shown in Figure 2.

<u>December 1997</u>: Mr. Razi retained Western Geo-Engineers to conduct additional investigations and quarterly groundwater monitoring, the results of which indicated elevated levels of petroleum hydrocarbons and methyl tertiary-butyl ethyl (MtBE) in the groundwater.

<u>April 1999</u>: Mr. Razi retained SOMA to conduct groundwater monitoring, riskbased corrective action (RBCA) and corrective action plan (CAP) studies, and soil and groundwater remediation. RBCA study results indicated that the Site is a high-risk groundwater site and, therefore, soil and groundwater remediation in on- and off-site areas is warranted. The source of the petroleum hydrocarbons in the groundwater was believed to be the USTs removed in 1993, which had been used to store gasoline. CAP study results indicated that installation of a French drain combined with a vapor extraction system would be the most cost-effective remediation alternative.

<u>August 1999</u>: SOMA installed a French drain and groundwater treatment system to prevent further migration of the chemically impacted groundwater. This treatment system has been in operation since early December 1999.

<u>July 2000</u>: Following approval from ACEHS, SOMA installed a vapor extraction system as recommended in our CAP document dated July 1, 1999.

January 2002: Environmental Fabric removed old product dispensers and installed new ones in the fuel islands.

<u>July 25, 2003</u>: SOMA installed an additional on-site extraction pump in the western French drain riser, to create a capture zone around the USTs and contain off-site migration in the southwestern corner of the Site.

<u>April 1, 2005</u>: SOMA conducted a pilot test to evaluate the use of ozone sparging to actively remediate the groundwater at the Site. The test revealed that the unsaturated zone was permeable enough to allow operation of an ozone sparging system. However, ozone injection, especially in the region of more impacted wells MW-1 and MW-3 in the vicinity of the UST cavity, posed a potential explosion hazard. Based on safety concerns, air-sparging technology was selected for site remediation.

<u>November 17 to 23, 2005</u>: SOMA oversaw the installation of air sparge and vapor extraction wells by Woodward Drilling of Rio Vista, California. From February 22, 2006 to March 6, 2006, SOMA oversaw the installation of the air sparge system by ACRC, Inc. of San Ramon, California.

1.2 Site Hydrogeology

Based on data from previous investigations, groundwater was encountered at depths ranging between 7 and 14 feet. Figure 2 shows the locations of on-site and off-site groundwater monitoring wells. Groundwater flows from north to south with an average gradient of 0.014 ft/ft. Based on results of the pumping test conducted by SOMA, hydraulic conductivity of the saturated sediments ranges between 1.5 and 18.3 feet per day. Assuming an effective porosity of saturated sediments of 0.35, the groundwater flow velocity ranges between 22 and 267 feet per year.

2. SCOPE OF WORK

The scope of work included the following tasks:

- 1. Permit acquisition and preparation of a Health and Safety Plan
- 2. Construction of one extraction well within the UST pit
- 3. Development of the extraction well
- 4. Well survey by a licensed land surveyor

These tasks are described in more detail below.

2.1 Permits and Health and Safety Plan

Before starting field activities, SOMA prepared a site-specific health and safety plan (HASP) designed to address safety provisions during field activities and provide procedures to protect the field crew against potential physical and chemical hazards from drilling. The HASP established personnel responsibilities, general safe work practices, field procedures, personal protective equipment standards, decontamination procedures, and emergency action plans.

Before drilling began, SOMA obtained the necessary well decommissioning and construction permits from the Alameda County Public Works Agency (Appendix A).

2.2 Construction of Extraction Well EX-1

On February 5, 2007, Gregg Drilling & Testing, Inc. installed extraction well EX-1 under supervision of a SOMA field geologist. A truck-mounted hollow stem auger drill rig was used to drill the well borehole. Figure 2 illustrates the location of EX-1.

Before drilling commenced, a 2-foot-square section of the concrete pad above the UST cavity was cut and removed. Drilling then began to recover a sample from the native soil directly beneath the backfill. The soil sample was collected at 9:40 and SOMA's field geologist noted the soil characteristics of the sample and documented them on a geologic log. The sample was then immediately stored in a cooler with ice, pending delivery to Curtis & Tompkins, Ltd., Analytical Laboratories (C&T), a California state-certified analytical laboratory. The laboratory report is included as Appendix E. Drilling of the well then proceeded, using a 10-inch hollow stem auger to drill the well.

Extraction Well Installation Report: May 30, 2007

The extraction well was constructed using a 4-inch-diameter, flush threaded PVC casing fitted with a 15-foot-long (0.02 inch slotted) screen inside the well borehole. A sand pack of Monterey #3 sand was emplaced in the annular space around the casing to a minimum of 1 foot above the screen, extending from 3 feet bgs to 20 feet bgs. Bentonite chips were then emplaced in the annular space above the sand pack. Approximately 1 to 2 gallons of water was added to hydrate the bentonite, creating a seal. After allowing the bentonite to hydrate, the well was grouted with Type II-V cement grout, to approximately 1 foot bgs. A 12-inch-diameter Traffic-rated Christy Box with a steel lid and lock was installed, followed by cement to surface grade. The drilling cuttings were stored in 2 DOT-rated drums. The drums were picked up on March 1, 2007, and the waste manifest has been included as Appendix C. The extraction well construction details and boring log are included as Appendix B.

Since the extraction well was completed inside the UST cavity full of pea gravel, no well development was necessary.

2.3 Connection of Well to Groundwater Remediation System

On April 20, 2007, SOMA installed an electric submersible pump within EX-1. The electric supply and water discharge lines were installed underground in a trench excavated in the site parking lot; the trench was backfilled and resurfaced with concrete following installation of the PVC piping. The electric submersible pump is powered on the same circuit as the two previously existing pumps inside the French drain, and the extracted groundwater is conveyed by the underground piping to the existing system influent surge tank. As part of the existing system, extracted groundwater is treated using a granular activated carbon system and discharged to the local sanitary sewer system in accordance with the requirements of a discharge permit for the site issued by the East Bay Municipal Utilities District.

2.4 Well Surveying

On March 8, 2007, Joseph M. Brajkovich, a California state-licensed land surveyor, surveyed the well in compliance with the State of California EDF requirement (Appendix D).

FIGURES

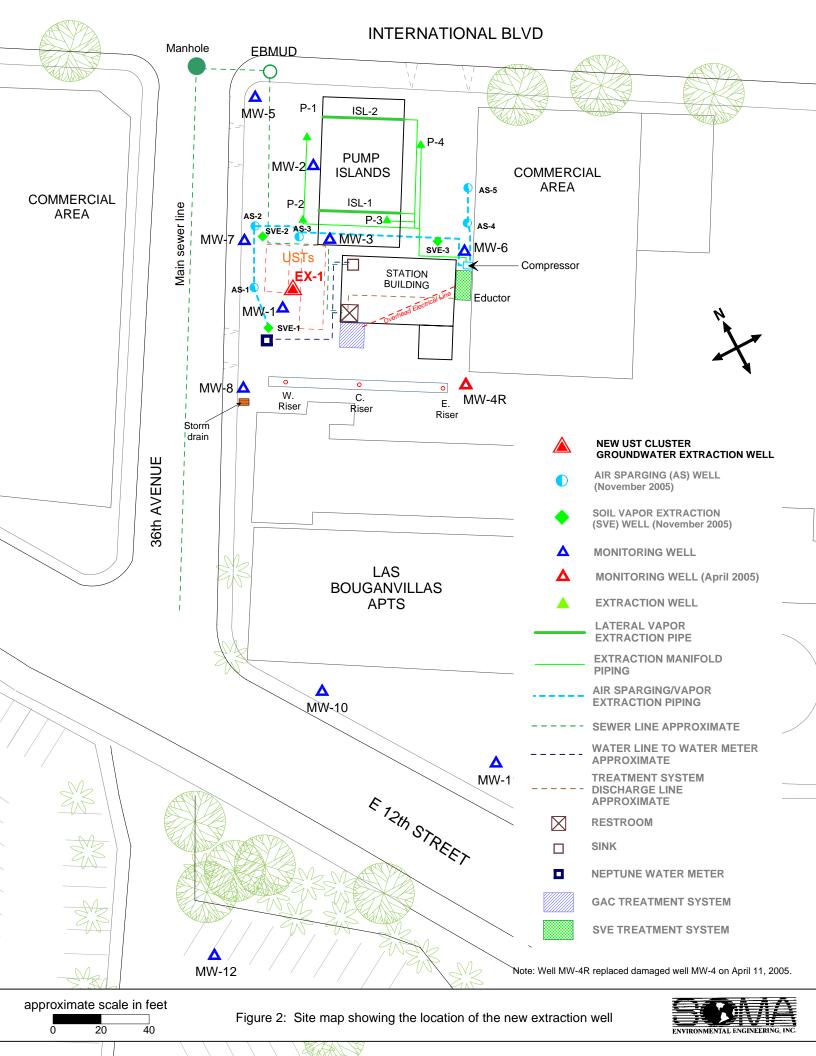




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Figure 1: Site vicinity map.







Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street Hayward, CA 94544-1395 Telephone: (510)670-6633 Fax:(510)782-1939

Application Approve	ed on: 01/17/2007 By jamesy	Permit Nur Permits Valid from 02/05	nbers: W2007-0065 /2007 to 02/05/2007
Application Id:	1168646009397	City of Project Site:Oak	land
Site Location: Project Start Date:	3609 International Blvd, Oakland, CA 02/05/2007	Completion Date:02/0	05/2007
Applicant:	SOMA Environmental Engineering Inc	Phone: 925	-734-6400
Property Owner: Client:	Elizabeth Hightower 6620 Owens Sr. #A, Pleasanton, CA 94588 Abolghassen Razi 50 Stewart Drive, Tiburon, CA 94920 ** same as Property Owner **	Phone: 415	-690-0098
	Receipt Number: WR2007-0023 Payer Name : SOMA Engineering		\$200.00 <u>\$200.00</u> PAID IN FULL
Works Requesting P	ermits:		
Remedian Well Cons	truction-Extraction - 1 Wells		

Work Total: \$200.00

Driller: Gregg Drilling & Testing - Lic #: 485165 - Method: other

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth
W2007- 0065	01/17/2007	05/06/2007	EX-1	10.00 in.	4.00 in.	2.00 ft	20.00 ft

Specific Work Permit Conditions

1. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.

2. Permitte, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.

3. Compliance with the well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days. Including permit number and site map.

4. Applicant shall contact Vicky Hamlin for an inspection time at 510-670-5443 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

5. Minimum seal depth (Neat Cement Seal) is 2 feet below ground surface (BGS).

Alameda County Public Works Agency - Water Resources Well Permit

6. Minimum surface seal thickness is two inches of cement grout placed by tremie

7. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.

APPENDIX B Boring Log (Well Construction Details)

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	D	RILLING	METHOD): Hollow Stem Auger (HSA)	T.O.C. TO SCREEN: 5 fee	et				
	B	ORING D	IAMETER	R: 10"	SCREEN LENGTH: 15 fee	t				
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	25-	-								
		COMMEN	rs: TD @	20 feet bgs						



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GENERATOR'S/SHIPPER'S INITIAL COPY



TABLE OF ELEVATIONS & COORDINATES

DATE: 8/17/05 Job No. 07-014 DATE OF SURVEY 3/8/07 INSTRUMENTS: Leica SR530 L530, Leica -TCRA 1102 - Total Station, Leica - NA 3003 - Level

3609 International Blvd., Oakland

SOMA ENVIRONMENTAL, PROJECT # 2331

WELL ID #	NORTHING (FT.) / LATITUDE (D.M.S.)	EASTING (FT.) / LONGITUDE (D.M.S.)	ELEVATION (FT.)	DESCRIPTION
EX-1	2109341.80	6064034.13	40.51	Casing
			40.93	Vault
EX-1 DECIMAL DEGREES	37.7752931	-122.2218880		

LOCAL CONTROL

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MW-7	2109368.62	6064025.48	39.94	Casing	
	37.7753663	-122.2219197	40.54	Vault	
MW-8	2109321.68	6064000.47	39.38	Casing	
	37.7752361	-122.2220033	39.72	Vault	

NOTE

THE VALUES FOR EX-1 ARE DERIVED FROM LOCAL CONTROL BASED UPON CONTROL VALUES USED FROM THE PREVIOUS SITE SURVEY AS PROVIDED BY KIER AND WRIGHT DATED 08-27-2002

BENCH MARK: NGS Bench mark No.M 554

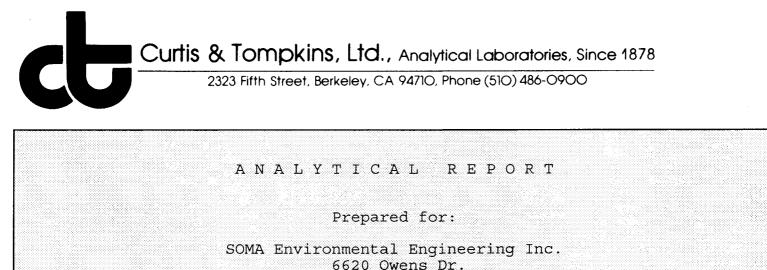
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Coordinate values are based on the California Coordinate System, Zone III NAD 83 Datum. Elevation =14.20 FEET NAVD88 Datum



PRINTED: 3/19/2007 9:24 AM PLS Surveys, Inc. 2220 Livingston Street, Suite 202 Oakland, CA 94606 510.261.0900

Appendix E Laboratory Report



SOMA Environmental Engineering Inc. 6620 Owens Dr. Suite A Pleasanton, CA 94588

Date: 23-FEB-07 Lab Job Number: 192544 Project ID: 2332 Location: 3609 International Blvd

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signatures. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis.

Reviewed by: Munikathin Project Manager Reviewed by: Operations Manager

This package may be reproduced only in its entirety.

NELAP # 01107CA

Page 1 of _____



CASE NARRATIVE

Laboratory number: Client: Project: Location: Request Date: Samples Received: 192544 SOMA Environmental Engineering Inc. 2332 3609 International Blvd 02/07/07 02/07/07

This hardcopy data package contains sample and QC results for one soil sample, requested for the above referenced project on 02/07/07. The sample was received intact.

TPH-Purgeables and/or BTXE by GC (EPA 8015B):

No analytical problems were encountered.

Volatile Organics by GC/MS (EPA 8260B):

Low recoveries were observed for ethylbenzene, m,p-xylenes, and o-xylene in the MS/MSD for batch 122112; the parent sample was not a project sample, the LCS was within limits, and the associated RPDs were within limits. No other analytical problems were encountered.

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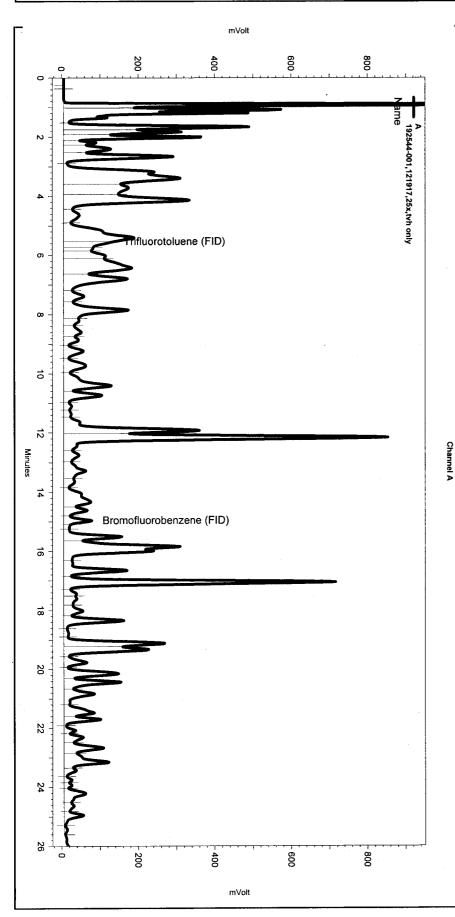


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---- General Method Parameters >-

No items selected for this section

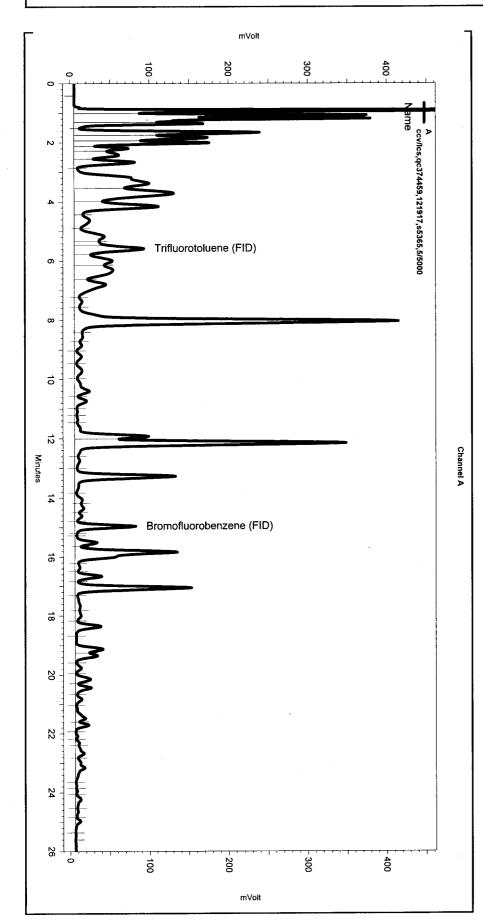


----< A >--No items selected for this section Integration Events Start Stop (Minutes) (Minutes) Value Enabled Event Type 0 0.2 0 50 Yes Width 0 0 Yes Threshold Manual Integration Fixes Data File: \\Lims\gdrive\ezchrom\Projects\GC05\Data\038_006 Stop (Minutes) (Minutes) Value Start Enabled Event Type

Yes	Lowest Point Hori:	zontal Baseli	0	26.017	
Yes	Split Peak	5.529	0	0	
Yes	Split Peak	5.71	0	0	
Yes	Split Peak	15.083	0	0	



Sequence File: \\Lims\gdrive\ezchrom\Projects\GC05\Sequence\038.seq Sample Name: ccv/lcs,qc374459,121917,s5365,5/5000 Data File: \\Lims\gdrive\ezchrom\Projects\GC05\Data\038_002 Instrument: GC05 (Offline) Vial: N/A Operator: Tvh 2. Analyst (lims2k3\tvh2) Method Name: \\Lims\gdrive\ezchrom\Projects\GC05\Method\tvhbtxe029.met Software Version 3.1.7 Run Date: 2/7/2007 3:01:51 PM Analysis Date: 2/8/2007 1:38:29 PM Sample Amount: 1 Multiplier: 1 Vial & pH or Core ID: {Data Description}



----< General Method Parameters >----

No items selected for this section

----< A >----

No items selected for this section

Integration Events

Enabl	ed Event Type	Start	Sto (Minu		Vinutes)	Value
Yes Yes	Width Threshold		0 0	0 0	0.2 50	

Manual Integration Fixes

Data File: \\Lims\gdrive\ezc	hrom\F	Projects\GC	05\Data\03	8_002
-	Start	Stop		
Enabled Event Type		(Minutes)	(Minutes)	Value

Enabled Event Type		(Minutes	(Minutes) (Minutes)				
	Split Peak	5.48	0	0			
Yes	Split Peak	15.196	Ō	0			

Gaschine standard

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Lab #:	192544		Location:	3609 International Blvd
Client:	SOMA Environmental	Engineering Inc.	Prep:	EPA 5030B
Project#:	2332		Analysis:	EPA 8015B
Type:	LCS		Basis:	as received
Lab ID:	QC374459		Diln Fac:	1.000
Matrix:	Soil		Batch#:	121917
Units:	mg/Kg		Analyzed:	02/07/07

Surrogate	%RE	C Limits
Trifluorotoluene (FID)	97	62-137
Bromofluorobenzene (FID)	101	60-148



	Total Volatil	e Hydrocarbons	
Lab #: 192544		Location:	3609 International Blvd
Client: SOMA Environmental	Engineering Inc.	Prep:	EPA 5030B
Project#: 2332	-	Analysis:	EPA 8015B
Field ID: ZZZZZZZZZ		Diln Fac:	1.000
MSS Lab ID: 192536-007		Batch#:	121917
Matrix: Soil		Sampled:	02/05/07
Units: mg/Kg		Received:	02/07/07
Basis: as received		Analyzed:	02/07/07

Type:	MS			Lab ID:	QC374	4461			
Gasoline C	Analyte	MSS F	esult 0.01373	Spiked		Result 1.556	%REC 84	20000000000000000000000000000000000000	nits 120
	Surrogate	%REC							
Trifluorot		94	62-137						
Bromofluor	obenzene (FID)	94	60-148						
Bromofluor Type:	obenzene (FID) MSD	94	60-148	Lab ID:	QC374				
L <u></u>		94	60-148 Spiked		QC374 Result	4462 %REC	Limits	RPD	
L <u></u>	MSD Analyte	94			~		Limits 38-120	RPD 4	Lim 26



Lab #:	192544		Location:	3609 International Blvd
Client:	SOMA Environmental E	Engineering Inc.	Prep:	EPA 5030B
Project#:	2332		Analysis:	EPA 8260B
Field ID:	EX-1		Diln Fac:	125.0
Lab ID:	192544-001		Batch#:	122112
Matrix:	Soil		Sampled:	02/05/07
Units:	ug/Kg		Received:	02/07/07
Basis:	as received		Analyzed:	02/14/07

Benzene	1,100	630	
Toluene	ND	630	
Ethylbenzene	5,600	630	
m,p-Xylenes	17,000	630	
o-Xylene	880	630	

Surrogate	%rec	Limits
1,2-Dichloroethane-d4	104	76-130
Toluene-d8	99	80-120
Bromofluorobenzene	98	80-126
Trifluorotoluene (MeOH)	103	53-133



Bromofluorobenzene

		Purgeab	le Arc	matics by (ЭС/MS
Lab #:	192544			Location:	3609 International Blvd
Client:	SOMA Environmental	Engineerin	g Inc.	Prep:	EPA 5030B
Project#:	2332	-		Analysis:	EPA 8260B
Type:	BLANK			Basis:	as received
Lab ID:	QC375187			Diln Fac:	1.000
Matrix:	Soil			Batch#:	122112
Units:	ug/Kg			Analyzed:	02/14/07
	Analyte		sult		RL
MTBE		ND			5.0
Benzene		ND			5.0
Toluene		ND			5.0
Ethylbenze	ene	ND			5.0
m,p-Xylene	s	ND			5.0
o-Xylene		ND			5.0
		_			
	Surrogate		imits		
	proethane-d4		6-130		
Toluene-d8	}	97 8	0-120		

96

80-126



Lab #:	192544			Location:	3609) Internat	ional Blvd
Client:	SOMA Environmental	Engineering	Inc.	Prep:	EPA	5030B	
Project#:	2332			Analysis:	EPA	8260B	
Type:	LCS	· · · · · · · · · · · · · · · · · · ·		Basis:	as 1	received	
Lab ID:	QC375186			Diln Fac:	1.00	00	
Matrix:	Soil			Batch#:	1221	12	
Units:	ug/Kg			Analyzed:	02/1	4/07	
	Analyte	Spil	ced	Ţ	lesult	%REC	Limits
MTBE		2	25.00		21.50	86	69-120
Benzene		2	25.00		25.10	100	80-120
Toluene		2	25.00		25.11	100	80-120
Ethylbenze	ene	2	25.00		26.23	105	80-120
m,p-Xylene	s	ţ	50.00		52.79	106	80-120
o-Xylene			25.00		25.77	103	80-120

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	103	76-130
Toluene-d8	99	80-120
Bromofluorobenzene	97	80-126



Purgeable Aromatics by GC/MS						
Lab #: 192544	Location:	3609 International Blvd				
Client: SOMA Environmental Engineering In	c. Prep:	EPA 5030B				
Project#: 2332	Analysis:	EPA 8260B				
Field ID: ZZZZZZZZZ	Diln Fac:	0.9804				
MSS Lab ID: 192642-001	Batch#:	122112				
Matrix: Soil	Sampled:	02/08/07				
Units: ug/Kg	Received:	02/09/07				
Basis: as received	Analyzed:	02/14/07				

Type:

MS

QC375267

Analyte	MSS Result	Spiked	Result	%REC	Limits
MTBE	<0.1879	49.02	41.79	85	56-120
Benzene	<0.1351	49.02	37.64	77	67-120
Toluene	<0.5418	49.02	33.80	69	62-120
Ethylbenzene	<0.5715	49.02	29.06	59 *	60-120
m,p-Xylenes	<1.282	98.04	53.05	54 *	58-120
o-Xylene	<0.5054	49.02	27.23	56 *	58-120

Lab ID:

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	99	76-130
Toluene-d8	98	80-120
Bromofluorobenzene	109	80-126

Type: MSD		Lab ID: Q	C375268			
Analyte	Spiked	Result	%REC	Limits	RPD	Lim
MTBE	49.02	40.60	83	56-120	3	23
Benzene	49.02	37.89	77	67-120	1	20
Toluene	49.02	33.10	68	62-120	2	20
Ethylbenzene	49.02	27.53	56 *	60-120	5	21
m,p-Xylenes	98.04	50.55	52 *	58-120	5	22
o-Xylene	49.02	24.87	51 *	58-120	9	22
Surrogate	%REC Limits					
1,2-Dichloroethane-d4	99 76-130					
Toluene-d8	99 80-120					
Bromofluorobenzene	103 80-126					

*= Value outside of QC limits; see narrative
RPD= Relative Percent Difference
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