
W. A. CRAIG, INC.

Industrial and Environmental Contractor

P.O. Box 448

Napa, California 94669-0448

Contractor License # 455752

Phone: (707) 252-3353

FAX: (707) 253-3385

W. A. Craig, Inc., Project No. 3406
April 17, 1995

Alameda County Health Care Services Program
Department of Environmental Health
UST Local Oversight Program
1131 Harbor Bay Parkway, #250
Alameda, California 95402-6577

Attention: Mr. Barney M. Chan
Hazardous Materials Specialist

SUBJECT: Proposed Locations of New Groundwater Monitoring Wells, Additional Investigation, 2901 Glascock Street, Oakland, California

This letter report presents the preliminary results of our additional investigation, and the proposed location of new ground water monitoring wells at the captioned site. W. A. Craig, Inc. presented the Work Plan for additional investigation at the captioned site on February 13, 1995. In that Work Plan, we proposed to drill nine soil borings to further assess the lateral limits of petroleum hydrocarbon contamination at the site. On March 29 and 30, 1995 we drilled eight soil borings; seven soil borings (SB-1 through SB-4 and SB-7 through SB-9) were drilled in the vicinity of the locations indicated on Plate 2 of our Work Plan. An additional boring (SB-10) was drilled to assess the limits of the contamination to the north. Soil borings SB-5 and SB-6 were not drilled. The location of the soil borings is shown on Plate 1, Site Plan. The logs of the soil borings will be included in our report for the additional investigation, along with the logs and completion details of the proposed new ground water monitoring wells.

Soil borings SB-1 through SB-4 and SB-8 and SB-9 contained free product in the soil and floating on the ground water; SB-7 and SB-10 did not contain free product. However, there was a strong gasoline odor in the soil in SB-7 from a depth of about 6 feet to 12 feet below existing grade. The approximate limits of free product in the ground water are shown on Plate 1, Site Plan; it appears that the sheet pile wall at the western edge of the building (in the Oakland Estuary) is acting as a barrier for migration of the free product into the estuary. Soil samples were collected from the borings in zones of obvious contamination

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ENVIRONMENTAL
PROTECTION

Proposed Locations of New Ground Water Monitoring
Wells, Additional Investigation, 2901 Glascock Street,
Oakland, California
W. A. Craig, Inc. Project No. 3406

Page 2
April 17, 1995

and from just above (or at) the ground water interface. Grab samples of the ground water were also collected from each boring. The soil and ground water samples were transported under chain-of-custody to McCampbell Analytical Inc. for analyses. The results of the laboratory analyses are presented on Tables 1 and 2, at the end of this report. The laboratory analyses reports from the analytical laboratory are included in the Appendix.

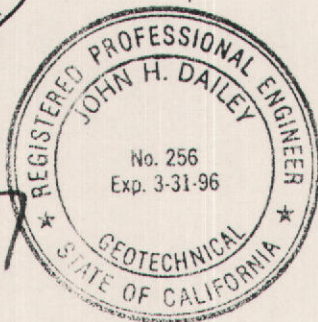
Based on the results of the soil borings and laboratory analyses, we propose to drill three additional borings and install monitoring wells. The three new monitoring wells will be installed on Thursday, April 27, 1995. The location of the three new monitoring wells are also shown on Plate 1, Site Plan. We propose to install one monitoring well (MW-6) near the down-gradient edge of the assumed free product plume. One monitoring well (MW-7) will be installed up-gradient, at the southeast corner of Glascock Street and Peterson Street. The third monitoring well (MW-5) will be installed near the center of the assumed free product plume to assess future remediation.

We look forward to your comments on the location of the new ground water monitoring wells. If you have any questions regarding the proposed monitoring well installations, please don't hesitate to call W. A. Craig, Inc., at your convenience.

Sincerely,
W. A. CRAIG



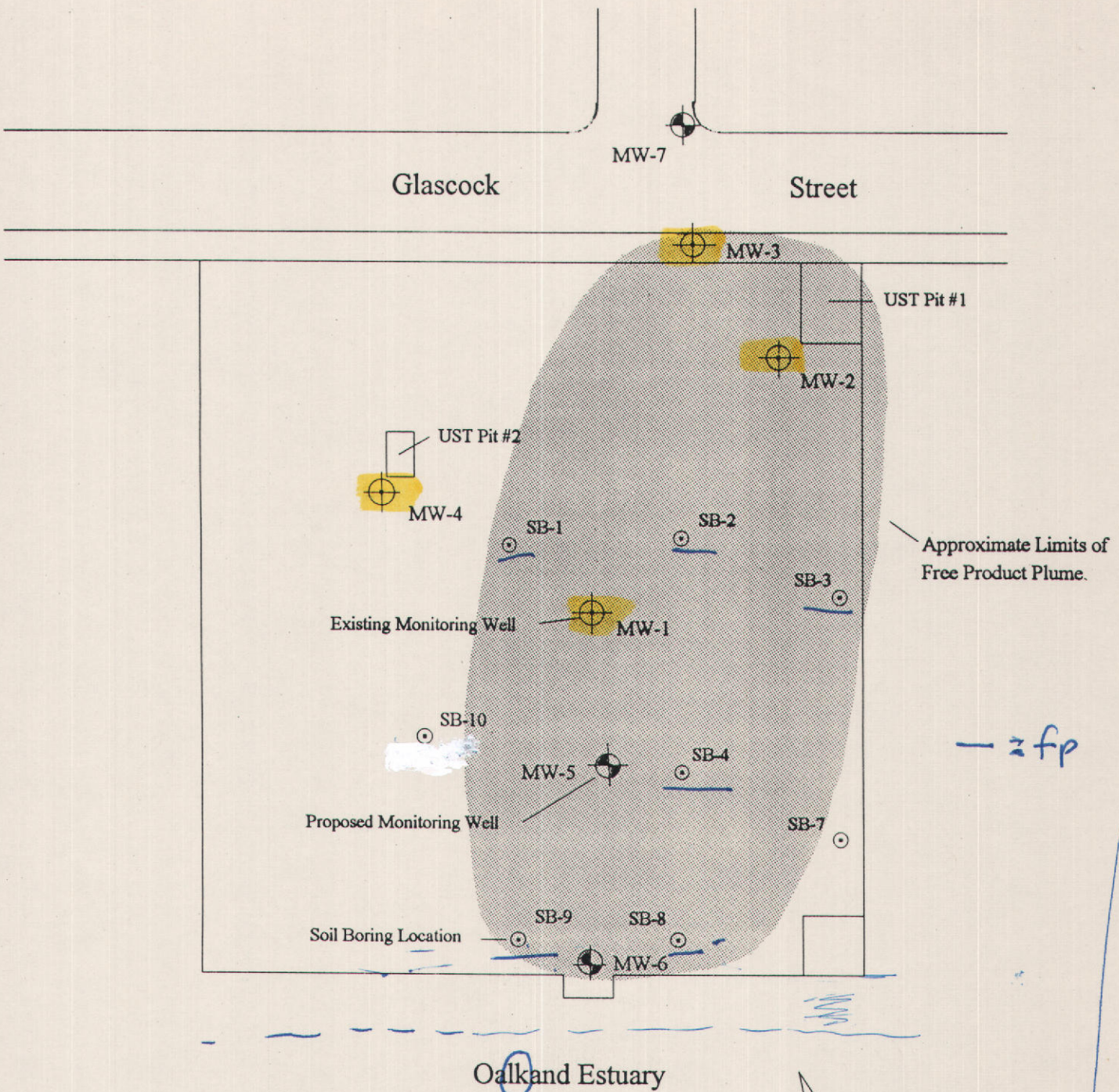
William A. Craig
Owner, R.E.A. 01414



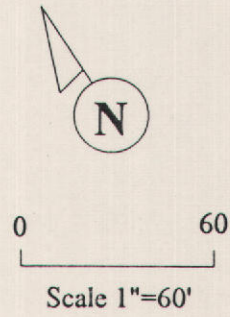
John H. Dailey
Geotechnical Engineer 256

Attachments: Plate 1 - Site Plan
Tables
Appendix

cc: Glascock Street Property Owners
Attention: Mr. Dennis Buran



NOTE:
Soil Borings SB-5 and SB-6
were not drilled



Site Plan
2901 Glascock Street
Oakland, California

APPENDIX

**MCCAMPBELL ANALYTICAL INC.
LABORATORY REPORTS**

TABLE 1
 RESULTS OF ANALYSES FOR TPHg, TPHd, TPHmo
 AND BTEX ON SOIL SAMPLES FROM BORINGS
 2901 Glascock Street
 Oakland, California

Sample Location	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethyl-benzenes	Total Xylenes
				<i>mg/kg</i>			
SB-1 @ 9'	100	500	230	ND < 0.01	ND < 0.01	ND < 0.01	0.15
SB-1 @ 14'	24	220	99	ND	0.006	ND	0.043
SB-2 @ 8'	130	980	410	ND	0.020	ND	0.15
SB-2 @ 13'	56	300	120	ND	0.006	ND	0.098
SB-3 @ 7'	79	540	220	ND < 0.05	ND < 0.05	ND < 0.05	ND < 0.05
SB-3 @ 12'	42	210	81	ND	0.007	ND	0.076
SB-3 @ 15½'	1.6	57	22	ND	ND	ND	0.008
SB-4 @ 8'	4.1	320	420	ND	ND	ND	0.008
SB-4 @ 13'	3.7	66	83	ND	ND	ND	ND
SB-4 @ 18'	1.4	1.5	ND	ND	ND	ND	ND
SB-7 @ 8'	1700	1100	280	3.3	9.9	19	81
SB-7 @ 11½'	170	230	54	0.42	0.78	1.7	5.9
SB-7 @ 16½'	5.4	21	ND	ND	0.021	0.030	0.077
SB-8 @ 8'	ND	10	34	ND	ND	ND	ND
SB-8 @ 13'	12	230	220	ND	0.008	0.005	0.022
SB-8 @ 17'	18	270	180	0.009	0.020	0.007	0.040
SB-9 @ 8'	56	960	570	ND	ND	0.010	0.035
SB-9 @ 12½'	590	5700	2300	ND < 0.1	0.15	0.33	2.4
SB-10 @ 16½'	ND	ND	ND	ND	ND	ND	ND

Results are in parts per million

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

TPHmo = Total Petroleum Hydrocarbons as motor oil

ND = not detected at or above laboratory detection limits

TABLE 2
 RESULTS OF ANALYSES FOR TPHg, TPHd AND BTEX
 ON GRAB SAMPLES OF GROUND WATER
 COLLECTED FROM SOIL BORINGS (3/29 - 3/30/95)
 2901 Glascock Street
 Oakland, California

Soil Boring	TPHg	TPHd	Benzene	Toluene	Ethyl- benzenes	Total Xylenes
SB-1	310	17,000	ND	0.78	ND	0.91
SB-2	5,200	190,000	3.9	4.9	2.6	14
SB-3	1,000	110,000	ND	2.6	0.77	4.8
SB-4	1,100	9,900	ND	0.60	0.69	0.71
SB-7	260	130	13	13	10	40
SB-8	130	6,200	ND	ND	ND	0.89
SB-9	820	210,000	16	1.8	ND	4.4
SB-10	ND	250	0.65	1.2	ND	1.3

Results are in parts per billion (ppb)

TPHg = Total Petroleum Hydrocarbons as gasoline

TPHd = Total Petroleum Hydrocarbons as diesel

ND = not detected at or above laboratory detection limits

NT = not tested

W. A. CRAIG, INC.

CHAIN-OF-CUSTODY RECORD

3876 AWACX336

PROJECT NO. 3406		PROJECT NAME Glascock		MATRIX: Soil, Water, Air, Sludge, Other	ANALYSIS								REMARKS	LABORATORY I. D. NUMBER
PURCHASE ORDER NO.		SIGNATURE OF SAMPLER Kumal Sanyal			TPHgasoline (8015)	BTEX (602/8020)	TPHdiesel (8015)	TPHg & BTEX	TPH - M/O	Fingerprint	FTIR Fingerprint	Sulfur		
DATE	TIME	W. A. CRAIG, INC.'S SAMPLE IDENTIFICATION												
1995														
3-29	2:30	3406 SB4-W		✓		✓	✓					✓		
3-29	9:50	3406 SB1-W		✓		✓	✓					✓		
3-29	11:05	3406 SB2.8		S		✓	✓	✓				✓		
3-29	11:20	3406 SB2.W		W		✓	✓	✓	✓	✓	✓	✓	on prod. place	
3-29	11:00	3406 SB2.13		S		✓	✓	✓				✓		
3-29	1:50	3406 SB4.13		S		✓	✓	✓				✓	on go phase SUS 4-1	
3-29	9:15	3406 SB1.9		S		✓	✓	✓				✓	Total Chlorine 4-12-95	
3-29	9:25	3406 SB1.14		S		✓	✓	✓				✓		
3-29	1:40	3406 SB4.13		S		✓	✓	✓				✓		
3-29	1:35	3406 SB4.8		S		✓	✓	✓				✓		
				VOID & GIVE EFFECT										
ICE/T <input checked="" type="checkbox"/>				PRESERVATIVE <input checked="" type="checkbox"/>										
GOOD CONDITION <input checked="" type="checkbox"/>				APPROPRIATE <input checked="" type="checkbox"/>										
HEAD SPACE ABSENT <input checked="" type="checkbox"/>				CONTAINERS <input checked="" type="checkbox"/>										
RELINQUISHED BY (Signature): Kumal Sanyal		DATE/TIME 3-29-95 3:52		RECEIVED BY (Signature): Nadia Ricci		LABORATORY: Mc Campbell Analytical		PLEASE SEND RESULTS TO: W. A. CRAIG, INC. P.O. BOX 448 NAPA, CA 94559-0448 (707) 252-3353						
RELINQUISHED BY (Signature):		DATE/TIME:		RECEIVED BY (Signature):		TURNAROUND TIME: Prod #6070		ATTN:						
RELINQUISHED BY (Signature):		DATE/TIME:		RECEIVED BY (Signature):										

McCAMPBELL ANALYTICAL INC. 110 2nd Avenue South, #D7, Pacheco, CA 94553
 Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559-0448	Client Project ID: # 3406; Glascock	Date Sampled: 03/29/95
		Date Received: 03/29/95
	Client Contact: Bill Craig	Date Extracted: 03/29-04/12/95
	Client P.O:	Date Analyzed: 03/29-04/12/95

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*
 EPA methods 5030, modified 8015, and 8020 or 602; California RWOCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g) ⁺	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
51188	3406-SB4-W	W	1100,g	ND	0.60	0.69	0.71	102
51189	3406-SB1-W	W	310,g	ND	0.78	ND	0.91	96
51190	3406-SB2.8	S	130,g	ND	0.020	ND	0.15	93
51192	3406-SB2.13	S	56,g	ND	0.006	ND	0.098	100
51193	3406-SB4.18	S	1.4,g	ND	ND	ND	ND	104
51194	3406-SB1.9	S	100,g	ND< 0.01	ND< 0.01	ND< 0.01	0.15	93
51195	3406-SB1.14	S	24,g	ND	0.006	ND	0.043	100
51196	3406-SB4.13	S	3.7,g	ND	ND	ND	ND	97
51197	3406-SB4.8	S	4.1,g	ND	ND	ND	0.008	98
51191	3406-SB2.W	W	5200,g,h	3.9	4.9	2.6	14	102
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L
 # cluttered chromatogram; sample peak coelutes with surrogate peak
 + The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible product is present; i) liquid sample that contains greater than ~ 5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

 Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553 Tel: 510-798-1620 Fax: 510-798-1622
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W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559-0448	Client Project ID: # 3406; Glascock	Date Sampled: 03/29/95
		Date Received: 03/29/95
	Client Contact: Bill Craig	Date Extracted: 03/30-04/12/95
	Client P.O.:	Date Analyzed: 03/31-04/12/95

Diesel Range (C10-C23) Motor Oil Range (> C18) Extractable Hydrocarbons as Diesel & Motor Oil *
 EPA methods modified 8015, and 3550 or 3510, California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d) ⁺	TPH(mo) ⁺	% Recovery Surrogate
51188	3406-SB4-W	W	9900,a	---	98
51189	3406-SB1-W	W	17,000,a	---	101
51190	3406-SB2.8	S	980,a	410	100
51192	3406-SB2.13	S	300,a	120	98
51193	3406-SB4.18	S	1.5,a	ND	89
51194	3406-SB1.9	S	500,a	230	97
51195	3406-SB1.14	S	220,a	99	103
51196	3406-SB4.13	S	66,a,g	83	102
51197	3406-SB4.8	S	320,a,g	420	107
51191	3406-SB2.W	W	190,000,a,h	69,000	105
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W	50 ug/L	250 ug/L		
	S	1.0 mg/kg	10 mg/kg		

* water samples are reported in ug/L, soil samples in mg/kg, and all TCLP and STLC extracts in mg/L

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible product is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.

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Edward Hamilton, Lab Director

W. A. CRAIG, INC.

CHAIN-OF-CUSTODY RECORD

3886 Awaac 337

pg 1 of 2

DATE	TIME	W. A. CRAIG, INC.'S SAMPLE IDENTIFICATION	MATRIX: Soil, Water, Air, Sludge, Other	ANALYSIS						REMARKS	LABORATORY I. D. NUMBER
				TPHgasoline (8015)	BTEX (802/8020)	TPHdiesel (8015)	TPHg & BTEX	TPH-176	Preserved? TLE ALL		
3/29	1535	3406 SB8. 8	S			✓	✓	✓		✓	51233
"	1545	3406 SB8. 13	S			✓	✓	✓		✓	51234
"	1550	3406 SB8. 17	S			✓	✓	✓		✓	51235
"	16:06	3406 SB8 - W	W			✓	✓	✓		✓	51236
3/30	0830	3406 SB9. 8	S			✓	✓	✓		✓	51237
"	0830	3406 SB9. 12 1/2	S			✓	✓	✓		✓	51238
"	0910	3406 SB9. - W	W			✓	✓	✓		✓	51239
"	1030	3406 SB10. 16 1/2	S			✓	✓	✓		✓	51240
"	1104	3406 SB10. - W	W			✓	✓	✓		✓	51241
"	1526	3406 SB7. 16 1/2	S			✓	✓	✓		✓	51242
"	1540	3406 SB7. W	W			✓	✓	✓		✓	51243
"	1740	3406 SB7. 3	S			✓	✓	✓		✓	51244
"	1310	3406 SB3. 12	S			✓	✓	✓		✓	51245
"	1450	3406 SB7. 11 1/2	S			✓	✓	✓		✓	51246
"	1535	3406 SB7. 16 1/2	S			✓	✓	✓		✓	51247
"	1604	3406 SB7. - W	W			✓	✓	✓		✓	51248

PRESERVATIVE APPROPRIATE
 CONTAINERS
 HEAD SPACE ABSENT

RELINQUISHED BY (Signature): <i>Russell Best</i>	DATE/TIME: 3/29/85 1733	RECEIVED BY (Signature): <i>Eileen Mahoney</i>	LABORATORY: <i>McLaughlin Analytical</i> TURNAROUND TIME: <i>Send to 6020</i>	PLEASE SEND RESULT TO: W. A. CRAIG, INC. P.O. BOX 448 NAPA, CA 94559-0448 (707) 252-3353 ATTN:
RELINQUISHED BY (Signature):	DATE/TIME:	RECEIVED BY (Signature):		
RELINQUISHED BY (Signature):	DATE/TIME:	RECEIVED BY (Signature):		

McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553
 Tele: 510-798-1620 Fax: 510-798-1622

W.A. Craig, Inc. P.O. Box 448 Napa, CA 94559-0448	Client Project ID: 3406; Glascock	Date Sampled: 03/29-03/30/95
		Date Received: 03/30/95
	Client Contact: Bill Craig	Date Extracted: 03/30/95
	Client P.O:	Date Analyzed: 03/31-04/03/95

Diesel Range (C10-C23), Motor Oil Range (> C18) Extractable Hydrocarbons as Diesel & Motor Oil *
 EPA methods modified 8015, and 3550 or 3510; California RWOCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d) ⁺	TPH(mo) ⁻	% Recovery Surrogate
51233	3406 SB8.8	S	10,g	34	91
51234	3406 SB8.13	S	230,a	220	97
51235	3406 SB8.17	S	270,a	180	95
51236	3406 SB8-W	W	6200,a	---	101
51237	3406 SB9.8	S	960,a	570	109
51238	3406 SB9.12.5	S	5700,a	2300	97
51239	3406 SB9-W	W	210,000,a,h,i	---	108
51240	3406 SB10.16.5	S	ND	ND	98
51241	3406 SB10-W	W	250,a	---	100
51242	3406 SB7.16.5	S	21,a	ND	96
51243	3406 SB7-W	W	130,d	---	101
51244	3406 SB7.8	S	1100,a,d	280	105
51245	3406 SB3.12	S	210,a	81	103
51246	3406 SB7.11.5	S	230,a,d	54	106
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W		50 ug/L	250 ug/L	
	S		1.0 mg/kg	10 mg/kg	

* water samples are reported in ug/L, soil samples in mg/kg, and all TCLP and STLC extracts in mg/L

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible phase is present; i) result may be artificially high due unavoidable extraction of suspended product

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	Client P.O:	Date Analyzed: 03/31-04/03/95

Diesel Range (C10-C23), Motor Oil Range (> C18) Extractable Hydrocarbons as Diesel & Motor Oil *
 EPA methods modified 8015, and 3350 or 3310; California RWOCB (SF Bay Region) method OCPID(3330) or OCFID(3310)

Lab ID	Client ID	Matrix	TPH(d) ⁺	TPH(mo) ⁺	% Recovery Surrogate
51247	3406 SB3.15.5	S	57,a	22	100
51248	3406 SB3-W	W	110,000,a,h	---	103
51249	3406 SB3.7	S	540,a	220	108
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W		50 ug/L	250 ug/L	
	S		1.0 mg/kg	10 mg/kg	

* water samples are reported in ug/L, soil samples in mg/kg, and all TCLP and STLC extracts in mg/L

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present.

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		Date Received: 03/30/95
	Client Contact: Bill Craig	Date Extracted: 03/30/95
	Client P.O.:	Date Analyzed: 03/30-04/01/95

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*
 EPA methods 8090, modified 8015, and 8020 or 602; California RWOCB (SF Bay Region) method GC/FID (5030)

Lab ID	Client ID	Matrix	TPH(g) ⁺	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
51233	3406 SB8.8	S	ND	ND	ND	ND	ND	101
51234	3406 SB8.13	S	12.g	ND	0.008	0.005	0.022	87
51235	3406 SB8.17	S	18.g	0.009	0.020	0.007	0.040	101
51236	3406 SB8-W	W	120.g	ND	ND	ND	0.89	97
51237	3406 SB9.8	S	56.g	ND	ND	0.010	0.035	98
51238	3406 SB9.12.5	S	590.g	ND < 0.1	0.15	0.33	2.4	91
51239	3406 SB9-W	W	820.g.c.h	16	1.8	ND	4.4	90
51240	3406 SB10.16.5	S	ND	ND	ND	ND	ND	97
51241	3406 SB10-W	W	ND, a.g	0.65	1.2	ND	1.3	101
51242	3406 SB7.16.5	S	5.4, d.g	ND	0.021	0.030	0.077	97
51243	3406 SB7-W	W	260, a	13	13	10	40	96
51244	3406 SB7.8	S	1700, b	3.3	9.9	19	81	107
51245	3406 SB3.12	S	42.g	ND	0.007	ND	0.076	102
51246	3406 SB7.11.5	S	170, d.g	0.42	0.78	1.7	5.9	---
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak coelutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant (aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/phase is present; j) no recognizable pattern.

