Phone: (925) 283-6000

Fax: (925) 283-6121

ENVIRONMENTAL PROTECTION

00 JAN 25 AM 9: 02

January 19, 2000

Barney Chan Alameda County Health Care Services Agency 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502

Subject:

Quarterly Groundwater Monitoring

807 75th Avenue Oakland, CA 95621 AEI Project No. 3190

Dear Mr. Chan:

Enclosed is a copy of the quarterly groundwater monitoring report prepared for the Omega Termite property. We are currently obtaining a discharge permit from EBMUD to dewater the excavation at the site, follow which we will proceed with the excavation, sampling, and backfilling as planned.

Please call me at (925) 283-6000 if you have any questions.

Sincerely,

Peter McIntyre Project Geologist January 19, 2000

Jan 2000

GROUNDWATER MONITORING AND SAMPLING REPORT

807 75TH Avenue Oakland, California

Project No. 3190

Prepared For

Omega Termite Control 807 75th Avenue Oakland, CA 95621

Prepared By

AEI Consultants
3210 Old Tunnel Road, Suite B
Lafayette, CA 94549
(925) 283-6000

AEI

January 19, 2000

Mr. Allan Kanady Omega Termite Control 807 75th Street Oakland, CA 95621

RE: Quarterly Groundwater Monitoring and Sampling Report

Forth Quarter 1999 807 75th Street Oakland, California Project No. 3190

Dear Mr. Kanady:

AEI Consultants (AEI) has prepared this report to document the results of the second episode of groundwater sampling at the above referenced site (Figure 1: Site Location Map). This groundwater investigation has been performed in accordance with the requirements of the Alameda County Health Care Services Agency (ACHCSA). The purpose of this activity is to monitor groundwater quality in the vicinity of the previous underground storage tanks at the site. This report presents the findings of the Second Episode of groundwater monitoring and sampling conducted on November 9, 1999.

Site Description and Background

The property is located on the northern corner of Snell Street and 75th Avenue in the City of Oakland. The site currently supports the operation of Omega Termite Control (Figure 1: Site Location Map).

On September 15, 1996, three gasoline underground storage tanks (USTs) were removed from the property by AEI. The tanks consisted of one 500 gallon, one 1,000 gallon and one 8,000 gallon tank. The former locations of the USTs are shown in Figure 2.

Soil samples were collected from beneath the 500 gallon and 1,000 gallon gasoline tanks and from the three sidewalls of the 8,000 gallon tank excavation. Concentrations of total petroleum hydrocarbons (TPH) as gasoline were present in the soil beneath the 500 gallon UST at concentrations of 4,300 mg/kg. Minor concentrations (41 mg/kg) of TPH as gasoline were present beneath the 1,000 gallon tank. The three sidewall samples collected from the 8,000 gallon tank excavation indicated concentrations of TPH as gasoline above 100 mg/kg present in the western and northwestern samples.

Groundwater was encountered during the excavation of the 8,000 gallon tank. A grab groundwater sample collected from the excavation indicated significant concentrations of petroleum hydrocarbon contaminants within the groundwater (Ref. # 1).

AEI issued a workplan, dated January 10, 1997, to the Alameda County Health Care Services Agency (ACHCSA). The workplan was designed to define the extent and magnitude of petroleum hydrocarbon contamination in the vicinity of the former tanks. Six soil borings were advanced on January 31, 1997. This investigation indicated groundwater was impacted with up to 27,000 μ g/l of TPH as gasoline and 5,000 μ g/l of benzene. Significant concentrations of TPH as gasoline were also detected in the soil up to ten feet from the excavation (Ref. # 2).

The tank excavation has not been backfilled at this time. The soil removed from the tank pit has been moved to the northwest of the excavation for aeration until it is deemed suitable for reuse or is disposed of at an approved facility. Standing water was present in the excavation at 7 feet below ground surface in March 1999.

In response to a request by the ACHCSA for further investigation at the site, AEI submitted a workplan to the ACHCSA on May 21, 1999, for the installation and subsequent sampling of four groundwater monitoring wells at the site (Ref. # 3). This workplan was approved by Barney Chan of the ACHCSA and, in June 1999, the four wells were installed (Ref. # 4).

Summary of Activities

AEI measured the depth to groundwater and collected water samples from the four well (MW-1 through MW-4) on November 9, 1999. The well locations are shown in Figure 2. The depth from the top of the well casings were measured prior to sampling with an electric water level indicator. The wells were purged using a battery powered submersible pump and a groundwater sample was collected using a clean disposable Teflon bailer.

Temperature, pH, and conductivity were measured during the purging of the wells. AEI removed at least 3 well volumes. Once the temperature, pH, and conductivity stabilized, a water sample was collected.

Water was poured from the bailers into 40 ml VOA vials and 500 ml plastic bottles and capped so that there was no head space or visible air bubbles within the sample containers. Samples were shipped on ice under proper chain of custody protocol to McCampbell Analytical, Inc. of Pacheco, California (State Certification #1644).

Groundwater samples were submitted for chemical analyses for Total Petroleum Hydrocarbons (TPH) as gasoline (EPA Method 5030/8015), methyl tertiary butyl ether (MTBE) (EPA Method 8020/602), benzene, toluene, ethylbenzene, and xylenes (BTEX) (EPA Method 8020/602) and dissolved lead.

Field Results

No sheen or free product was encountered during monitoring activities. Groundwater levels for the current monitoring episode ranged from -0.72 to -0.45 feet above Mean Sea Level (MSL). These groundwater elevations were an average of 0.18 feet higher than the previous monitoring episode. The direction of the groundwater flow at the time of measurement was towards the south / southwest. The latest calculated groundwater gradient is 0.0056 feet per foot. This groundwater flow direction is nearly identical to that determined during the previous episode.

Groundwater elevation data is summarized in Table 1. The groundwater elevation contours and the groundwater flow direction are shown in Figure 2. Refer to Appendix B for the Groundwater Monitoring Well Field Sampling Forms.

Groundwater Quality

TPH as gasoline was detected in MW-3 at 3,100 $\mu g/l$. Benzene was detected in all four of the wells, with a maximum of 440 $\mu g/l$ detected in MW-3. MTBE was only detected in one of the groundwater samples, at 15 $\mu g/l$. Dissolved lead was detected in three of the water samples, with a maximum of 16 $\mu g/l$ detected in MW-1.

A summary of groundwater quality data is presented in Table 2. Laboratory results and chain of custody documents are included in Appendix B.

Recommendations

AEI recommends the continued quarterly groundwater monitoring and sampling of the wells in accordance with the requirements of the ACHCSA. The next monitoring and sampling episode is scheduled for February 2000.

References

- 1. Underground Storage Tank Removal Final Report, prepared by AEI October 10, 1996
- 2. Phase II Soil and Groundwater Investigation Report, prepared by AEI March 17, 1997
- 3. Workplan, prepared by AEI May 21, 1999
- 4. Soil Boring and Groundwater Monitoring Well Installation Report, prepared by AEI September 16, 1999

Report Limitations and Signatures

This report presents a summary of work completed by AEI Consultants, including observations and descriptions of site conditions. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide required information, but it cannot be assumed that they are entirely representative of all areas not sampled. All conclusions and recommendations are based on these analyses, observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices in the environmental engineering and construction field which existed at the time and location of the work.

Sincerely,

AEI Consultants

Peter McIntyre Project Geologist

J. P. Derhake, PE

Principal

Figures

Figure 1 Site Location Map

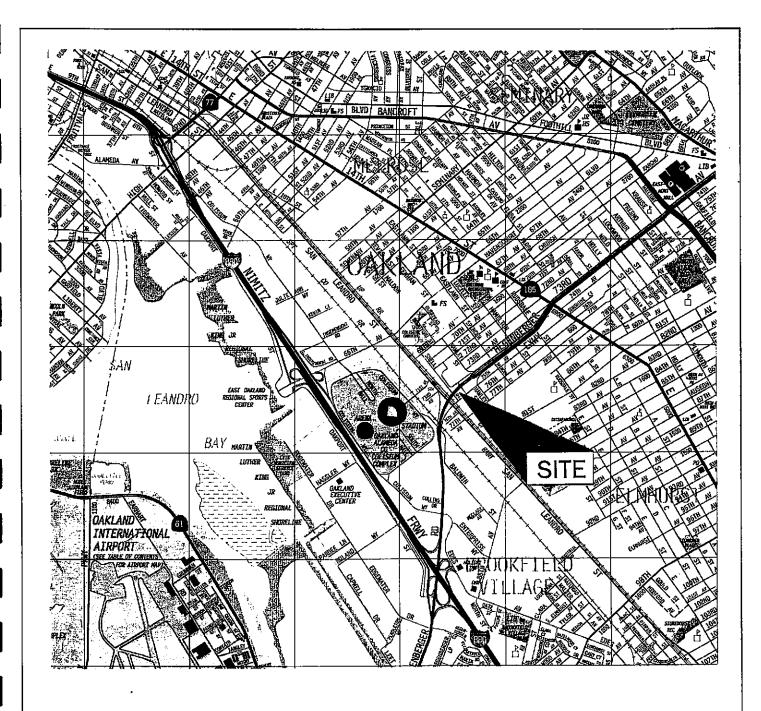
Figure 2 Site Plan

Appendices

Appendix A Groundwater Monitoring Well Field Sampling Forms

Appendix B Current Laboratory Analyses With Chain of Custody Documentation

cc: Mr. Barney Chan, ACHCSA, 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502





AEI CONSULTANTS
3210 OLD TUNNEL ROAD, SUITE B, LAFAYETTE, CA

SITE LOCATION MAP

807 75th STREET OAKLAND, CALIFORNIA FIGURE 1 PROJECT No. 3190

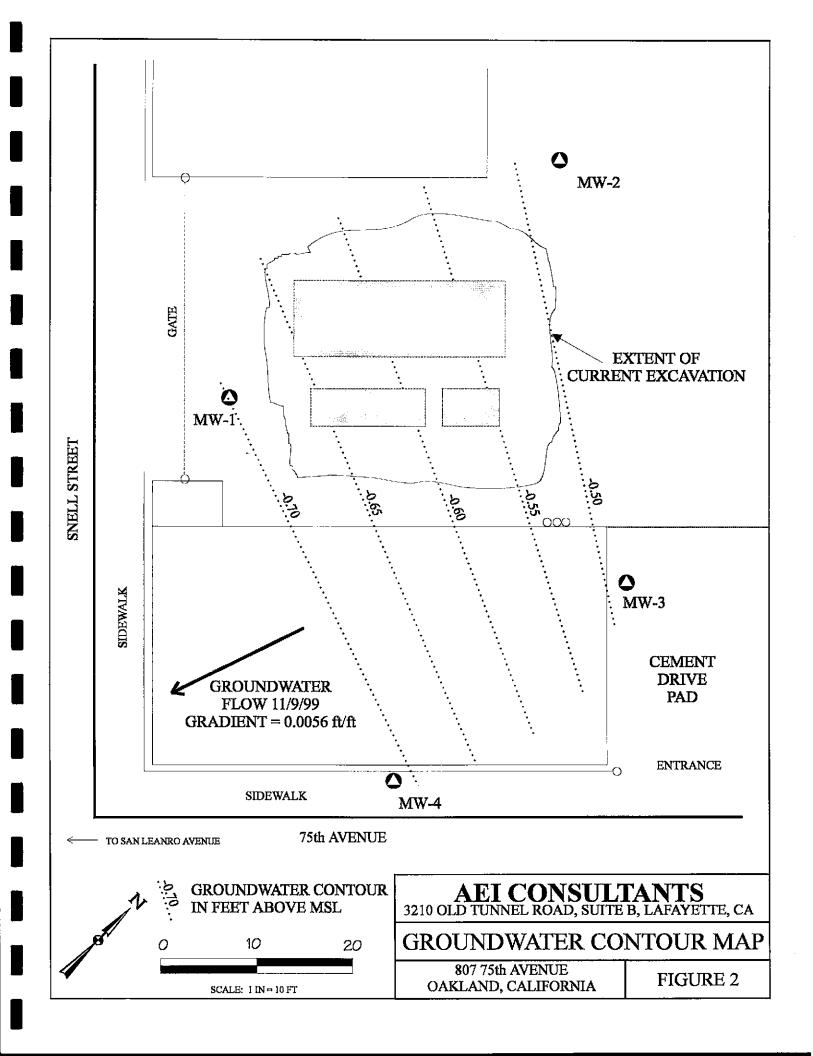


Table 1: Groundwater Elevations

WellID	Date	Well Elevation (ft msl)	Depth to Water (ft)	Groundwater Elevation (ft msl)
MW-1	7/30/99	5.00	5.82	-0.82
	11/9/99	5.00	5.70	-0.70
MW-2	7/30/99	5.95	6.64	-0.69
	11/9/99	5.95	6.42	-0.47
MW-3	7/30/99	4.66	5.35	-0.69
	11/9/99	4.66	5.11	-0.45
MW-4	7/30/99	4.59	5.45	-0.86
	11/9/99	4.59	5.31	-0.72

Notes:

All well elevations are measured from the top of casing not from the ground surface.

ft msl = feet above mean sea level

Table 2: Groundwater Sample Analytical Results

Sample ID	Sample Collection Date	TPH as gasoline μg/L	MTBE ug/L	Benzene μg/L	Toluene µg/L	Ethyl benzene µg/L	Xylenes μg/L	Dissolved Lead μg/L
MW-1	7/30/99	2,700	<10	920	5.5	18	130	<5
	11/9/99	1,800	< 20	430	1.5	26	60	16
MW-2	7/30/99	1,200	<10	29	2.5	51	100	<5
	11/9/99	1,300	< 30	26	1.1	55	32	7.5
MW-3	7/30/99	2,700	<10	220	15	130	230	<5
	11/9/99	3,100	15	440	8.8	150	96	6.8
MW-4	7/30/99	340	<10	57	2.2	8.5	6.8	<5
	11/9/99	1,000	< 10	220	< 0.5	17.0	7.1	< 5
MDL		50	5.0	0.5	0.5	0.5	0.5	5

MDL = Method Detection Limit

ND = Not detected above the Method Detection Limit (unless otherwise noted)

μg/L = micrograms per liter (ppb)

mg/L = milligrams per liter (ppm)

APPENDIX A WELL FIELD SAMPLING FORMS

AEI CONSULTANTS - GROUNDWATER MONITORING WELL FIELD **SAMPLING FORM** Monitoring Well Number: MW-1 Project Name: Omega Date of Sampling: 11/9/99 Job Number: 3190 Name of Sampler: Charles Hurtado Project Address: 807 75th Ave, Oakland MONITORING WELL DATA Well Casing Diameter (2"/4"/6") 2" Seal at Grade -- Type and Condition Cement / Good Well Cap & Lock -- OK/Replace OKElevation of Top of Casing 5.00 Depth of Well 20 Depth to Water 5.70 Water Elevation -0.70Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3)6.86 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) Slightly turbid Appearance of Purge Water **GROUNDWATER SAMPLES** Number of Samples/Container Size 2 VOAs, 500-ml plastic Time Vol Remvd Temp PH Cond Comments (gal) (deg C) (mS) 62.9 6.69 1625 5 63.4 6.67 1474 7 62.9 6.74 1497 COMMENTS (i.e., sample odor, well recharge time & percent, etc.) Mild hydrocarbon odor, no sheen observed

TD - Total Depth of Well DTW - Depth To Water

AEI CONSULTANTS – GROUNDWATER MONITORING WELL FIELD SAMPLING FORM Monitoring Well Number: MW-2 Project Name: Omega Date of Sampling: 11/9/99 Job Number: 3190 Name of Sampler: Charles Hurtado Project Address: 807 75th Ave, Oakland MONITORING WELL DATA Well Casing Diameter (2"/4"/6") Seal at Grade -- Type and Condition Cement / Good Well Cap & Lock - OK/Replace OK Elevation of Top of Casing 5.95 Depth of Well 20 Depth to Water 6.42 Water Elevation -0.47 Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3) 6.52 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) Appearance of Purge Water Clear GROUNDWATER SAMPLES Number of Samples/Container Size 2 VOAS, 500-ml plastic bottle Time Vol Remvd Temp PH Cond Comments (deg C) (gal) (mS)2 66.2 6.72 855 5 62.9 6.74 831 7 63.5 6.74 844 COMMENTS (i.e., sample odor, well recharge time & percent, etc.) No hydrocarbon odor or sheen observed

TD - Total Depth of Well DTW - Depth To Water

AEI CONSULTANTS - GROUNDWATER MONITORING WELL FIELD **SAMPLING FORM** Monitoring Well Number: MW-3 Project Name: Omega Date of Sampling: 11/9/99 Job Number: 3190 Name of Sampler: Charles Hurtado Project Address: 807 75th Ave., Oakland MONITORING WELL DATA Well Casing Diameter (2"/4"/6") Seal at Grade -- Type and Condition Cement / Good Well Cap & Lock -- OK/Replace OK. Elevation of Top of Casing 4.66 Depth of Well 20 Depth to Water 5.11 Water Elevation -0.45 Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3) 7.15 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) 8 Appearance of Purge Water Clear GROUNDWATER SAMPLES Number of Samples/Container Size 2 VOAs, 500-ml plastic bottle Vol Remvd PH Time Temp Cond Comments (gal) (deg C) (mS) 63.8 2 6.71 1946 5 62.7 6.71 1911 7 62.5 6.72 1905 COMMENTS (i.e., sample odor, well recharge time & percent, etc.) Moderate hydrocarbon odor, no sheen observed

TD - Total Depth of Well DTW - Depth To Water

AEI CONSULTANTS - GROUNDWATER MONITORING WELL FIELD SAMPLING FORM Monitoring Well Number: MW-4 Project Name: Omega Date of Sampling: 11/9/99 Job Number: 3190 Name of Sampler: Charles Hurtado Project Address: 807 75th Ave., Oakland MONITORING WELL DATA Well Casing Diameter (2"/4"/6") Seal at Grade -- Type and Condition Cement / Good Well Cap & Lock -- OK/Replace OK Elevation of Top of Casing 4.59 Depth of Well 20 Depth to Water 5.31 Water Elevation -0.72Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3) 7.05 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) Appearance of Purge Water Slightly turbid GROUNDWATER SAMPLES Number of Samples/Container Size 2 VOAs, 1-liter amber bottle Time Vol Remvd Temp PH Cond Comments (gal) (deg C) (mS)63.5 6.75 1804 6.72 6 65.1 1816 8 65.0 6.75 1782 COMMENTS (i.e., sample odor, well recharge time & percent, etc.) No hydrocarbon odor or sheen observed

TD - Total Depth of Well DTW - Depth To Water

APPENDIX B

LABORATORY ANALYTICAL AND CHAIN OF CUSTODY DOCUMENTATION



110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc.	Client Project ID: Omega Termite	Date Sampled: 11/09/99
901 Moraga Road, Suite C		Date Received: 11/10/99
Lafayette, CA 94549	Client Contact: Peter McIntyre	Date Extracted: 11/10/99
	Client P.O:	Date Analyzed: 11/10/99

11/17/99

Dear Peter:

Enclosed are:

- 1). the results of 4 samples from your Omega Termite project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc.	Client Project ID: Omega Termite	Date Sampled: 11/09/99
901 Moraga Road, Suite C		Date Received: 11/10/99
Lafayette, CA 94549	Client Contact: Peter McIntyre	Date Extracted: 11/10-11/16/99
!	Client P.O:	Date Analyzed: 11/10-11/16/99

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	ods 5030, modified Client ID	Matrix	TPH(g) ⁺	мтве	Benzene	Toluene	Ethylben- zene	Xylenes	% Recovery Surrogate
25336	MW-1	W	1800,a	ND<20	430	1.5	26	60	95
25337	MW-2	w	1300,a	ND<30	26	1.1	55	32	96
25338	MW-3	W	3100,a	15	440	8.8	150	96	#
25339	MW-4	W	1000,a	ND<10	220	220 ND		7.1	99
								_	
						_			
							_		
				_					
Reporti	ng Limit unless	w	50 ug/L	5.0	0.5	0.5	0.5	0.5	
means no	ise stated; ND of detected above sporting limit	S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

^{*} water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/L

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 is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

[#] cluttered chromatogram; sample peak coelutes with surrogate peak

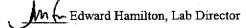
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

Date Sampled: 11/09/99 Client Project ID: Omega Termite All Environmental, Inc. Date Received: 11/10/99

901 Moraga I	Road, Suite C	Date Received: 11/10/99									
Lafayette, CA	A 94549	Client	Contact: Peter Mo	cIntyre	Date Extracted: 1	1/10/99					
		Client	P.O:		Date Analyzed: 1	1/10/99					
EPA analytical r	nethods 6010/200.7, 23	9.2+	Lead	· · · · · · · · · · · · · · · · · · ·							
Lab ID	Client ID	Matrix	Extraction °	Lea	d*	% Recovery Surrogate					
25336	MW-1	w	TTLC	16	NA						
25337	MW-2	w	TTLC	0.00	075	. NA					
25338	MW-3	w	TTLC	0.00	068	NA					
25339	MW-4	w	TTLC	N	D	NA					
						_					
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						-					
						_					
	·			<u> </u>							
		s	TTLC	3.0 n	ng/kg						
stated; ND mea	mit unless otherwise ins not detected above	W	TTLC	0.005	mg/L						
. the re	porting limit		STLC,TCLP	0.2 т	ng/L						

^{*} soil and sludge samples are reported in mg/kg, wipe samples in ug/wipe, and water samples and all STLC / SPLP / TCLP extracts in mg/L *Lead is analysed using EPA method 6010 (ICP)for soils, sludges, STLC & TCLP extracts and method 239.2 (AA Furnace) for water samples

i) liquid sample that contains greater than ~2 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methodologies and can significantly effect reported metal concentrations.



[°] EPA extraction methods 1311(TCLP), 3010/3020(water, TTLC), 3040(organic matrices, TTLC), 3050(solids, TTLC); STLC - CA Title 22

^{*} surrogate diluted out of range; N/A means surrogate not applicable to this analysis

^a reporting limit raised due matrix interference

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http://www.mccampbell.com E-mail: main@mccampbell.com

QC REPORT

Date:

11/10/99

Matrix:

Water

Extraction:

N/A

		%Rec													
Compound	Sample	MS	MSD	Amount Spiked	MS	MSD	RPD								
SampleID: 23636	Instrument: GC-3														
Xylenes	0.0	310.0	305.0	300.00	103	102	1.6								
Ethyl Benzene	0.0	101.0	101.0	100.00	101	101	0.0								
Toluene	0.0	107.0	105.0	100.00	107	105	1.9								
Benzene	0.0	116.0	115.0	100.00	116	115	0.9								
MTBE	0.0	80.0	80.0	100.00	80	80	0.0								
GAS	0.0	906.1	900.8	1000.00	91	90	0.6								

SampleID: 111099

Instrument: GC-6 A

		1	11	1
TPH (diesel)	0.0 261.0 260.0	300.00	87 8	37 0.4
1	1 1	a	<u> </u>	. 1 1

 $\% \text{ Re covery} = \frac{\left(MS - Sample\right)}{AmountSpiked} \cdot 100$

 $RPD = \frac{(MS - MSD)}{(MS + MSD)} \cdot 2.100$

RPD means Relative Percent Deviation

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Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

QC REPORT

Date:

11/10/99

Matrix:

Water

Extraction:

TTLC

_		Concen	tration:	ug/kg	%Re		
Compound	Sample	MS	MSD	Amount Spiked	MS	MSD	RPD
SampleID: 111299				Instr	ument:	ICP-1	
Lead	0.0	5.3	5.3	5.00	: 106	: 106	0.2

$$\% \text{ Re covery} = \frac{\text{(}MS-Sample\text{)}}{AmountSpiked} \cdot 100$$

17625 Zale 107. da

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				ers	Type Containers					Τ				SZ.	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	010	BTEX ONLY (EPA 602 / 8020)	080	EPA 608 / 8080 PCB's ONLY	EPA 624 / 8240 / 8260	270	PAH's / PNA's by	CAM-17 Metals	함	Lead (7240/7421/239.2/6010)							
SAMPLE ID	LOCATION	. .	m.	# Containers	ont	1							l	BTEX & TPH	Dies	Ĕ	ion	EPA 601 / 8010	N.	EPA 608 / 8080	8/8	8/4	5/8	Md.	7 Me	LUFT 5 Metals	240/					ŀ		
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MW-1		11/9/99		3		X								X													X		\sqcap			†	25336	
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