

QUARTERLY GROUNDWATER MONITORING AND SAMPLING REPORT

SHEEHAN PROPERTY 845 Pacific Avenue Alameda, California

Prepared for:

Mr. William J. Sheehan 1236 Bay Street Alameda, California

April 2, 2003

ADVANCED ASSESSMENT AND REMEDIATION SERVICES



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www.aaars.com

April 2, 2003

Mr. Amir Gholamı Alameda County Department of Environmental Health 1131 Harbor Bay Parkway, 2nd Floor Alameda, Calıfornia 94502

Subject:

Quarterly Groundwater Monitoring and Sampling for

Sheehan Property, 845 Pacific Avenue, Alameda, California

Dear Mr. Gholami:

The enclosed report presents the results and findings of the February 2003, quarterly groundwater monitoring and sampling for the above-referenced facility.

Should you have any questions regarding this report please contact Tridib Guha at (925) 363-1999.

Sincerely,

Advanced Assessment and Remediation Services

Tridib K. Guha, R.G, RE.A.

Principal

cc Mr. William Shechan, Alameda, California

1G/SHEEHANQ1/Enclosure

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QUARTERLY GROUNDWATER MONITORING AND SAMPLING REPORT

For Sheehan Property 845 Pacific Avenue Alameda, California

1.0 INTRODUCTION

This report presents the results and findings of March 2003, quarterly groundwater monitoring and sampling performed at 845 Pacific Avenue, Alameda, California. This report is intended to fulfill quarterly self-monitoring requirements and to establish a groundwater monitoring history for the site. A site vicinity map is shown in Figure 1.

2.0 GROUNDWATER MONITORING WELLS

This section presents water level monitoring, field observations, sampling and analysis procedures, as well as analytical results. The location of the monitoring wells is presented in Figure 2. The work and related field sampling activities were conducted in accordance with the guidelines and requirements of the Alameda County Environmental Health Department (ACEHD) and the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

2.1 Groundwater Level Monitoring and Surveying

Groundwater levels in each well were measured to the nearest 0.01 foot from the top of the PVC casing, using an electronic sounder tape. A groundwater surface elevation map, based on interpretation of groundwater level measurements taken on March 7, 2003, and survey data are presented in Figure 3. The survey data and water level measurements are presented in Table 1.

2.2 Field Observations

The purged water from all three monitoring wells, MW-1 through MW-3 were clear initially but with continual purging, some water turned turbid and some turned silty or muddy. However, water samples collected at the time of sampling were clear. Neither floating product nor sheen was observed in the groundwater samples from all three monitoring wells. However, a very strong petroleum odor was noticed in the groundwater samples from monitoring well, MW-2.

2.3 Sampling and Analytical Procedures

Groundwater samples were collected on March 7, 2003, following water level measurements. Samples were analyzed by McCampbell Analytical, Inc. of Pacheco, California, which is certified by the California Department of Health Services (DHS) to perform the specified analyses.

Before purging, water levels were measured in all wells with an electronic sounder tape Purging proceeded sampling in order to ensure collection of non-stagnant water. A minimum of three casing volumes was removed before sampling the wells. The purged water was monitored for temperature, pH, and conductivity. Purging was considered complete when these parameters had stabilized. Field parameters of groundwater sampling are presented in Table 3.

To prevent potential cross-contamination, all measuring, purging and sampling equipment was washed in an Alconox detergent solution, rinsed with tap water, and rinsed finally with distilled water between wells.

The sampling procedure for each monitoring well involved extracting well water with a clean PVC bailer on a clean nylon cord. Groundwater collected for analysis of Total Petroleum Hydrocarbon as gasoline (TPHg) and Benzene, Toluene, Ethylbenzene and total Xylenes (BTEX), Methyl Tertiary Butyl Ether (MTBE), fuel oxygenates was decanted into two 40-milliliter volatile organic analysis vials with Teflon-lined septa. Groundwater collected for analysis of Total Petroleum Hydrocarbon as diesel (TPHd) was decanted into one 1-liter amber glass bottles. Samples to be analyzed for TPHg/BTEX/MTBE and were preserved using hydrochloric acid to a pH of 2 0. All samples were labeled and placed in an iced cooler, along with the chain-of-custody document (Appendix A). All samples transported to the laboratory were analyzed within the specified holding time.

Groundwater produced during purging and sampling was contained within 55-gallon steel drums. The drummed water was labeled with the source (i.e. well number) and date.

2.4 Analytical Methods

Samples were analyzed for TPHg/BTEX/MTBE by using analytical methods SW8021B/8015Cm. TPHd by analytical methods SW8015C.

A summary of the analytical results of groundwater samples from the monitoring wells is presented in Table 2. The certified analytical reports and chain-of-custody documents for these sampling events are included in Appendix A.

3.0 INTERPRETATION OF RESULTS

The results of water level measurements and groundwater sampling are discussed in the following sections.

3.1 Groundwater Elevations and Gradients

A relative groundwater elevation contours for March 7, 2003, is presented in Figure 3. The flow direction, based on groundwater level data, was toward the north-northeast with an average hydraulic gradient of 0.0135 foot per foot for this monitoring period. The average depth to stabilized groundwater in these wells was approximately 7 feet below ground surface.

3.2 Analytical Results

The analytical results for groundwater samples from monitoring wells MW-1, MW-2 and MW-3, found to contain TPHd ranging from 68 to 640 parts per billion (ppb). However, laboratory reported the groundwater samples from MW-1 and MW-3 indicate diesel range compounds are significant but do not match the recognizable diesel pattern. TPHg was detected only in groundwater samples from MW-2 at a concentration of 100 ppb. The laboratory reported that heavier gasoline range compounds are significant in samples from MW-2. MTBE and BTEX compounds were not detected in the groundwater samples from all three monitoring wells. TPHd concentrations in groundwater are presented in Figure 4.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The next monitoring event scheduled for this site is June 2003. The report for the next monitoring event will contain tabulated data for all monitoring events for the site. The groundwater sampling and analytical results of this event is showing decreasing trend of petroleum hydrocarbon compounds in groundwater, since October 2002.

5.0 CERTIFICATION

The information provided in this report is based on the groundwater sampling activities conducted at the site. All data presented in this report is believed to be factual and accurate, unless proven otherwise. Any conclusions or recommendations provided within are based on our expertise and experience conducting work of a similar nature.

Advanced Assessment and Remediation Services

Tudil K. L.

Tridib K. Guha, R.G. 5836

No. 5836

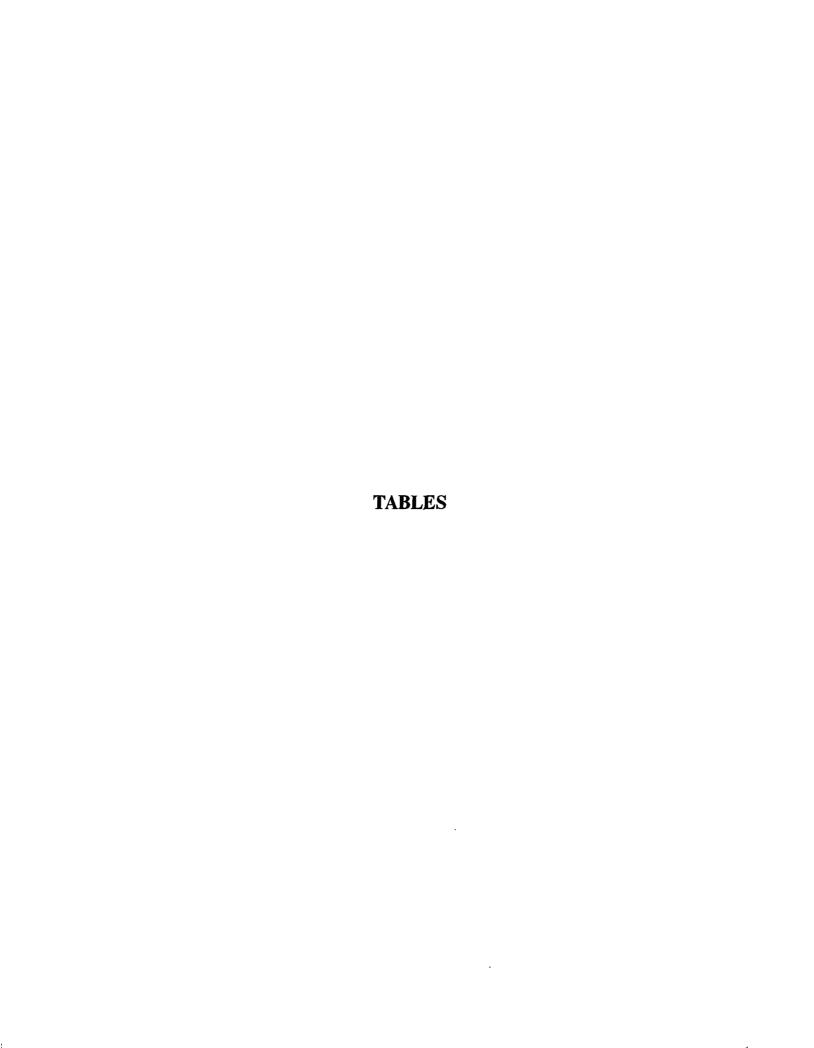


TABLE 1: SURVEY AND WATER LEVEL MONITORING DATA SHEEHAN PROPERTY

845 Pacific Avenue

			Alameda, Califo	ornia	
Well No.	Date of	Casing Elevation	Depth to Groundwater	Product Thickness	Groundwater Elevation (Feet - Relative)
	Measurement	(Feet - Relative)	(Feet - Relative)	(Feet)	90.45
MW-1	10/17/02	100	9.55	l	93,22
MW-1	3/7/03	100	6.78		90.19
MW-2	10/17/02	100.8	10.61	1 0	92.99
MW-2	3/7/03	100.8	7,81	1 0	89.91
MW-3	10/17/03	100.08	10.17	1	92.69
MW-3	3/7/03	100.08	7.39	<u> </u>	72.07

Notes:

- 1. Wellhead elevations surveyed relative to each other, from a common datum, but not tied to a benchmark.
- 2. The top of the casing elevation for MW-1 was assumed 100.00 feet (Above Mean Sea Level); all well elevations are relative to MW-1. The elevations at each well were taken on the top of the well casing on October 17, 2002.

			SHEEHAN	PROPERT.	Y			
1		845 1	Pacific Aven	ue, Alameda	a, Californi	a		
Sample ID	Date of	TPHg	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	TPHd
-	Sampling	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
B-1	5/14/97	ND	ND	2	2	3	9	ND
B-2	5/14/97	360	ND	ND	ND	1	15	2,000
B-3	5/14/97	3,200	ND	ND	ND	3	6	ND_
B-4	5/14/97	6,100	ND	35	ND	27	160	430,000
B-5	5/14/97	3,100	27	2	0,5	19	34	65,000
SB-1/TW/GW		ND	*ND	ND	1	ND	ND	ND
MW-1/GW	10/3/02	**71	ND	ND	ND	ND	2	ND

ND

ND

ND

ND

ND

0.5

ND

1.2

ND

ND

ND

0.5

ND

1.2

ND

 \overline{ND}

ND

0.5

ND

5.7

ND

 $\overline{\text{ND}}$

ND

1

TABLE 2: SUMMARY OF ANALYTICAL RESULTS OF GROUNDWATER SAMPLING

Notes:

10/17/02

3/7/03

10/17/02

3/7/03

10/17/02

3/7/03

MW-1/GW

MW-I/GW

MW-2/GW

MW-2/GW

MW-3/GW

MW-3/GW

RL

ND- Not Detected RL- Reporting Limit

**71

ND

**809

**100

ND

ND

50

Microgram per liter (parts per billion) ug/L-

Total petroleum hydrocarbon as gasoline (EPA method modified 8015) TPHg-

ND

*ND

ND

ND

ND

0.5

Total petroleum hydrocarbon as diesel (EPA method modified 8015) TPHd-

MTBE- Methyl Tertiary Butyl Ether (EPA Method 8020; after 9/24/01 by Method 8260)

Benzene, toluene, ethylbenzene, and xylenex (EPA Method 8020) BTEX-

Does not match gasoline pattern **

Confirmed by GC/MS method 8260

130

4,490

640

ND

68

50

TABLE 3: FIELD PARAMETERS OF GROUNDWATER SAMPLING

Sheehan Property 845 Pacific Avenue

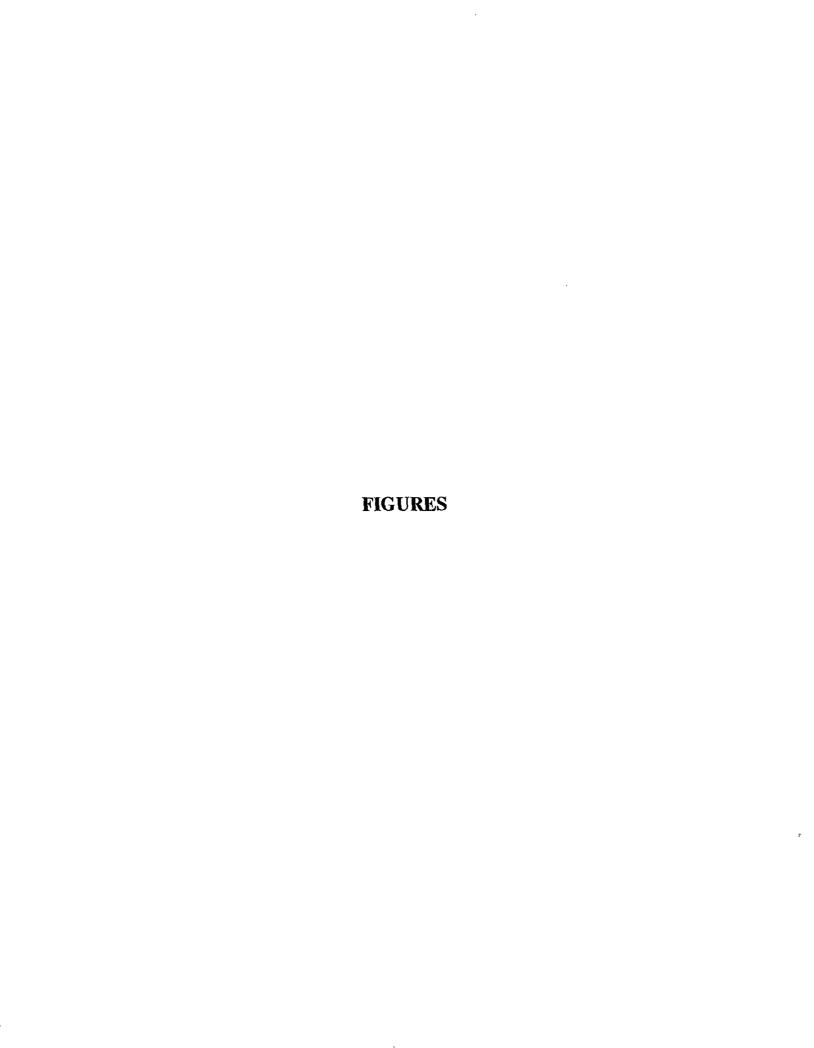
Alamea, California

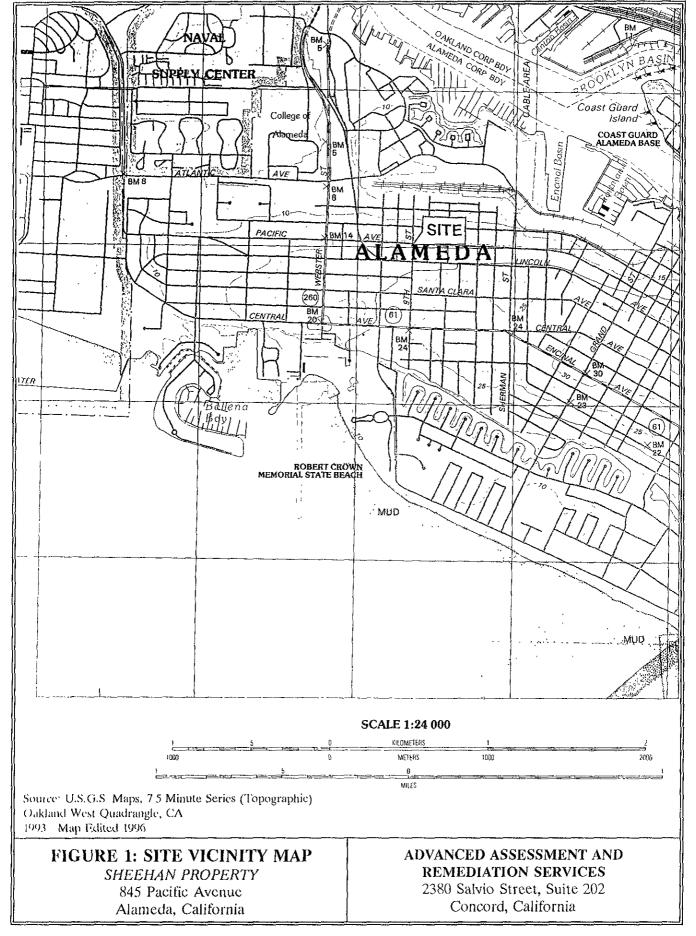
Sample I.D. No.	Date of Sampling	Temperature °F	pН	Conductivity uS
MW-1	10/17/02	70	7.18	1408
MW-1	3/7/03	62.1	6.71	226
MW-2	10/17/02	67.9	6.92	1691
MW-2	3/7/03	62.8	6.97	430
MW-3	10/17/02	67.8	7.03	1652
MW-3	3/7/03	61.9	7.33	338

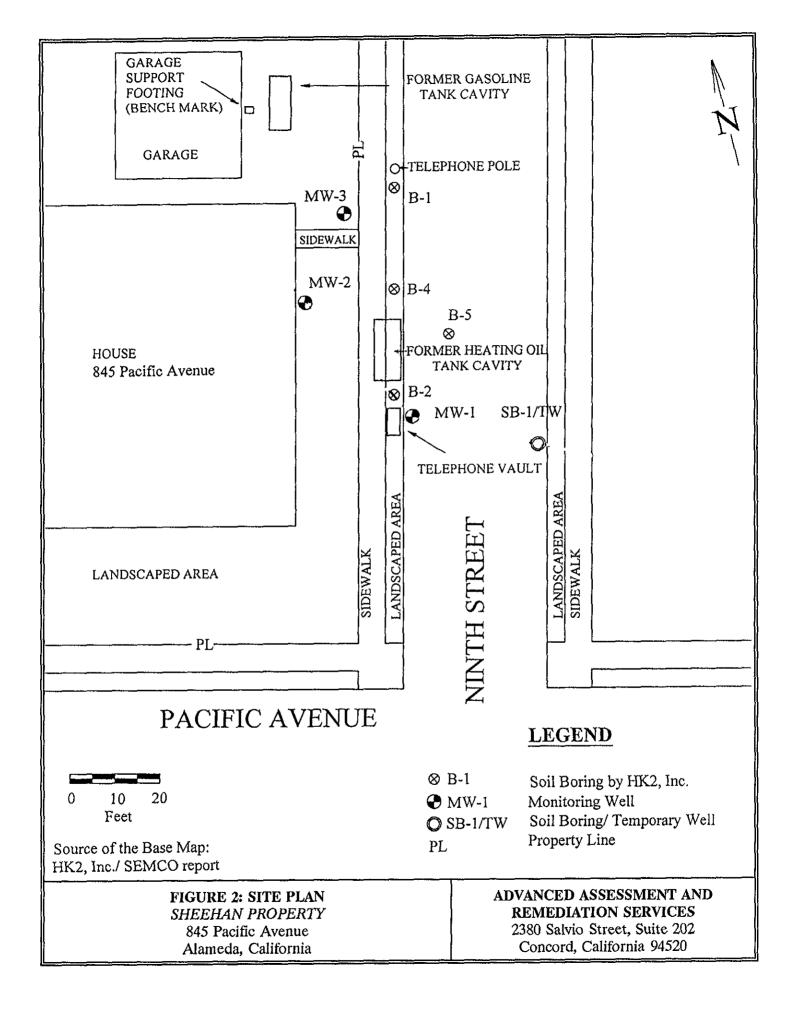
Note:

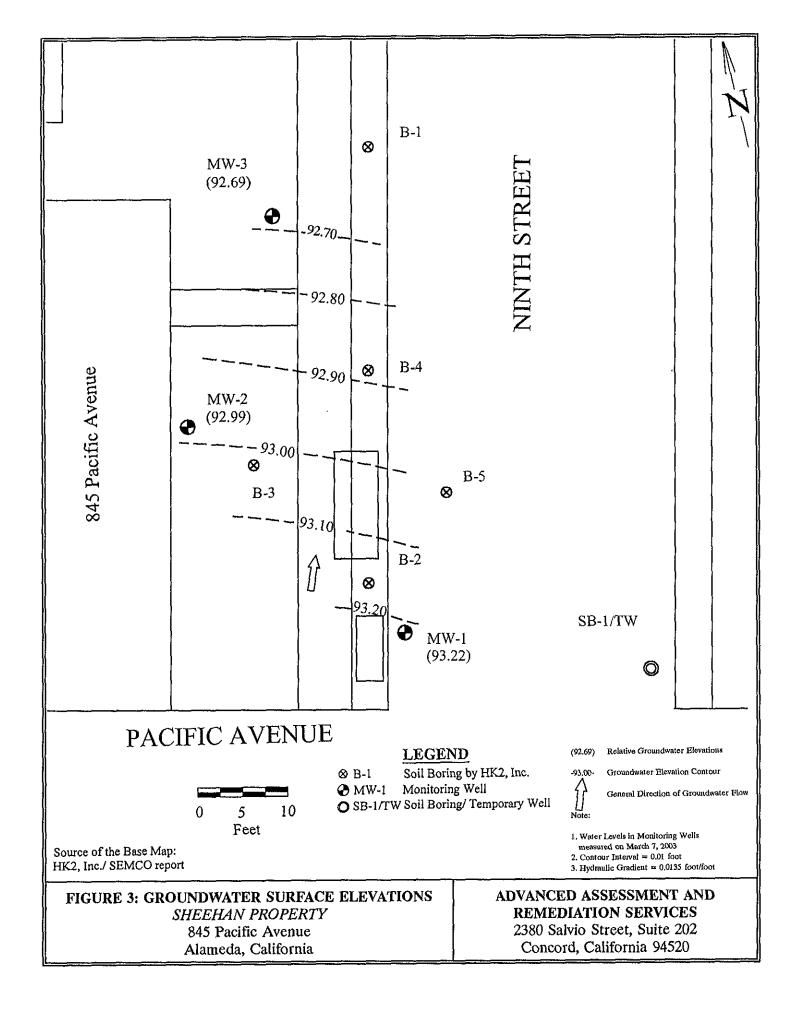
°F = degree Fahrenheit

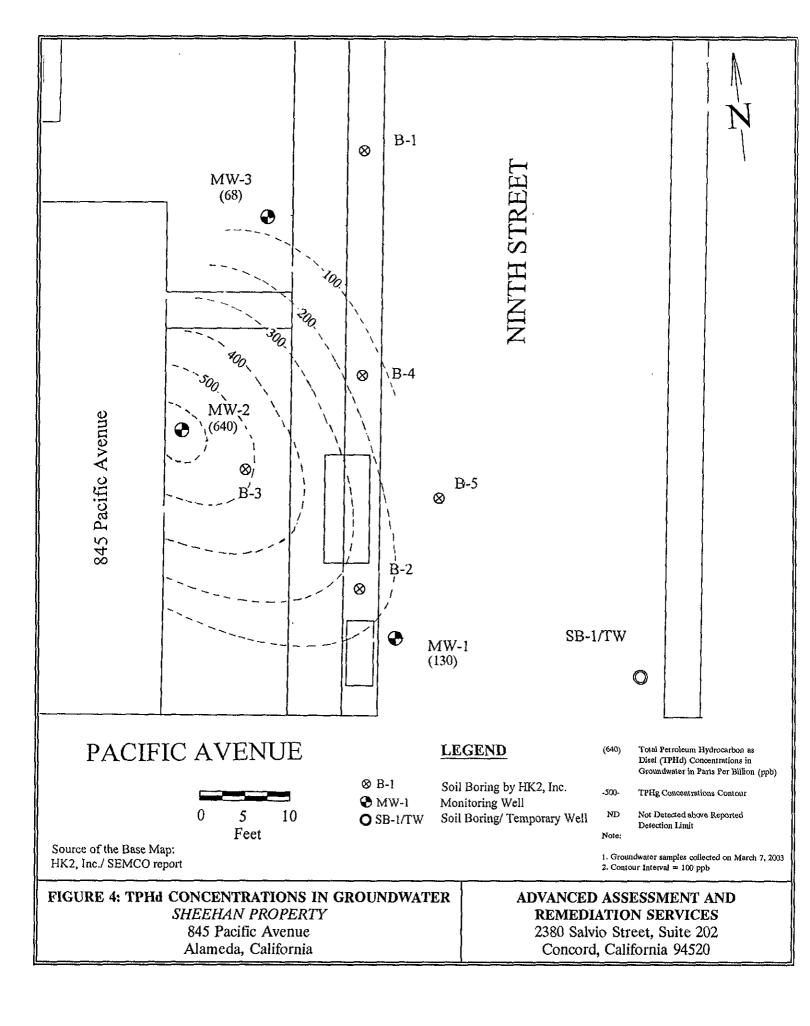
uS = microSiemens











APPENDIX A

Certified Analytical Reports and Chain-of-Custody Documents

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	~25	McCampbell Analytical inc.
	150	McCampbell Analytical Inc.

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

Advanced Assessment and Remed	Client Project ID: #2002; Sheehan	Date Sampled: 03/07/03
2380 Salvio Street, Suite 202	Property	Date Received: 03/07/03
Concord, CA 94520	Client Contact: Tridib Guha	Date Reported: 03/14/03
	Client P.O.:	Date Completed: 03/14/03

WorkOrder: 0303105

March 14, 2003

Dear Tridib:

Enclosed are:

- 1). the results of 3 analyzed samples from your #2002; Sheehan Property 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.

Angela Rydelius, Lab Manager

	McCar	npbell
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AcCampbell Analytical Inc.

i 10 2nd Avenue South, #D7, Pacteco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

Advanced Assessment and Remed	Client Project ID: #2002; Sheehan	Date Sampled: 03/07/03
2380 Salvio Street, Suite 202	Property	Date Received: 03/07/03
C	Client Contact: Tridib Guha	Date Extracted: 03/11/03-03/12/03
Concord, CA 94520	Client P.O.:	Date Analyzed: 03/11/03-03/12/03

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B				Analytical	methods. SW8021	B/8015Cm		Work (Order: 0	303105
Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW-I/GW	w	ND	ND	ND	ND	ND	ND	1	110
002A	MW-2/GW	w	100,b	ND	ND	ND	ND	ND	1	110
003A	MW-3/GW	w	ND	ND	ND	ND	ND	ND	1	110
									 	
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Reporting	Limit for DF =1; not detected at or	w	50	5.0	0.5	0.5	0.5	0.5	1	μg/L
above ti	not detected at or ne reporting limit	S	NA	NA	NA	NA	NA	NA	1	mg/K

*water and vapor samples are reported in µg/L, soil and sludge samples in mg/kg, wipe samples in µg/wipe, and TCLP extracts in µg/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 (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

	McCampbell	Analytical	Inc.
--	------------	------------	------

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

Advanced Assessment and Remed	Client Project ID: #2002; Sheehan	Date Sampled: 03/07/03
2380 Salvio Street, Suite 202	Property	Date Received: 03/07/03
Co and CA 04500	Client Contact: Tridib Guha	Date Extracted: 03/07/03
Concord, CA 94520	Client P.O.:	Date Analyzed: 03/09/03

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel*

Extraction method: SV			tractable Hydrocarbons as Diesel* val methods: SW8015C	Work Order:	0303105
Lab ID	Client ID	Matrix	TPH(d)	DF	% SS
0303105-001B	MW-I/GW	w	130,ь	1	103
0303105-002B	MW-2/GW	w	640,a	į	102
0303105-003B	MW-3/GW	W	68,b	1	102
_					
					_
	Limit for DF =1; not detected at or	W	50		g/L
above the	reporting limit	S	NA	N	lΑ

^{*} water and vapor samples are reported in µg/L, wipe samples in ug/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all TCLP / STLC / SPLP extracts in µg/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) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) stoddard solvent / mineral spirit.



WorkOrder: 0303105

QC SUMMARY REPORT FOR SW8021B/8015Cm

Matrix: W

EPA Method: SW802	21B/8015Cm	Extraction:	SW5030E	3	BatchID:	6102	s	Spiked Sample ID: 0303106-003A								
Compound	Sample	Spiked	MS*	MSD*	MS-MSD*	LCS	LCSD	LCS-LCSD	Acceptance	Criteria (%)						
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	Low	High						
TPH(gas)	ND	60	117	112	3.86	111	109	1.20	80	120						
мтве	ND	10	91.1	86.2	5.49	81.2	85.2	4.73	80	120						
Benzene	ND	10	96.6	94.4	2.30	94.9	93.1	1.88	80	120						
Toluene	ND	10	92.8	90.1	3.02	93.4	88.1	5,85	80	120						
Ethylbenzene	ND	10	99.1	97.4	1.76	99.1	95.7	3.44	80	120						
Xylenes	ND	30	96.7	96.7	0	100	92.7	7.61	80	120						
%SS:	99.0	100	99.1	97.7	1.35	96.4	97.4	0.978	80	120						

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions: NONE

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or language content.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / (MS + MSD) * 2.

^{*} MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if. a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery

QC SUMMARY REPORT FOR SW8015C

Matrix: W

Work(Order: (0303105
-------	----------	---------

EPA Method: SW8015C	E	xtraction:	SW35100	5	BatchlD:	6103	Spiked Sample ID: N/A									
Compound	Sample	Spiked	MS*	MSD*	MS-MSD*	LCS	LCSD	LCS-LCSD	Acceptance	Criteria (%)						
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	Low	High						
TPH(d)	N/A	7500	N/A	N/A	N/A	108	104	3.93	70	130						
%SS	N/A	100	N/A	N/A	N/A	99.1	96.2	3.00	70	130						

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions: NONE

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / (MS + MSD) * 2.

^{*} MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery.

McCampbell Analytical Inc.

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

j

110 Second Avenue South, #D7 Pacheco, CA 94553-5560 (925) 798-1620

WorkOrder: 0303105

Client:

Advanced Assessment and Remediation Serv 2380 Salvio Street, Suite 202

Concord, CA 94520

FAX.

PO:

ProjectNo #2002; Sheehan Property

Date Received.

3/7/03

Date Printed:

3/7/03

Sample ID	ClientSamplD	Matrix	Collection Date	Hold	SW8015C	8021B/8015	Requested Tests
0303105-001	MW-1/GW	Water	3/7/03 12:00:00 PM		8	Α	
0303105-002	MW-2/GW	Water	3/7/03 12:15:00 PM		В	Α	
0303105-003	MW-3/GW	Water	3/7/03 11:45:00 AM		В	A	

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.

McCAMPBELL ANALYTICAL INC. 110 2" AVENUE SOUTH, #D7									CHAIN OF CUSTODY RECORD																												
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Telephor	ie: (925) 798			Fax: (925) 798-1622									EDE Dominate Ch. V.									_		USH		24 1	HR	4	48 HI	R	72	HR	5 DA	Y			
Report To: TRIDIE GUHA Bill To: SAME														E.	EDF Required?											T											
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2380 SA	1 NIO STR	ASSESSMENT AND REMEDIATION Sve. 7REET, SUITE 202 94520 E-Mail: aars Cearblink. net								- (£8)														1 1						OG PA							
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		SAM	PLING	s	ers		MA	TRI	X	PE	MET RESE	HO RV	D ED	Gas (602/8020	3015)	Oii &	Hydro		PA 6		PCB,	/ 826(oy EP.			1/239			77		4	good	detica	,		
SAMPLE ID (Field Point Name)	LOCATION	Date	Time	# Containers	Type Containers	Water	Soil	Air	Other	Ice				BTEX & TPH as G	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601 / 8010	BTEX ONLY (EPA 602 / 8020)	EPA 608 / 8080	EPA 608 / 8080 PCB's ONLY	EPA 624 / 8240 / 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	RCI					Earl				
MW-1/aw	ALAMEDA	3/7/02	12:00	2	Vo A	∇		1	+	T	abla			∇	$\overline{}$	_	_														_	1					
MW-2/GW	1	1	12:15	+	VoA	K			-	-	\times			$\overleftarrow{\nabla}$																	-				_		
MW-3/6W		V	11:45	2	L-Am Vers	V	-	-	+	 	>			\Diamond			\vdash	-										-	-			-					
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